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F.54973

IDENTIF. REFERENCE

SEP 28 3 32 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM: BERTHA JEWELL SPIER YOUNG

TO: HORACE CALVIN YOUNG, JR.

This Instrument Prepared By: Richard D. Taylor
Attorney at Law
300 James Robertson Pkwy.
Nashville, TN 37201

Address New Owner as Follows:

H. C. Young, Jr.
4225 Franklin Road
Nashville, TN 37204

Send Tax Bills To:

Same

Map 132-6
Parcel 36
Field Book No. OH2745

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

(FOR REGISTER'S USE)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Sworn to and subscribed before me this the 28th day of September, 1979.

Notary Public

My Commission Expires: 10-18-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Five Thousand and No/100 ($155,000.00) Dollars, I BERTHA JEWELL SPIER YOUNG, have bargained and sold, and by these presents do transfer and convey unto the said HORACE CALVIN YOUNG, JR., his heirs and assigns, my one-half (1/2) undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 18 in the Revised Plat of parts of Thompson's Glen Leven Subdivision made in October, 1934, by W. B. Southgate, Surveyor, and of record in Plan Book No. 3 at page 20, Chancery Court for Davidson County, Tennessee. Said Lot No. 18 fronts 242 feet 6 inches on the west right-of-way line of the Nashville and Franklin Interurban Railway and runs back, between parallel lines, 717.5 feet to the line of Lot No. 20-A . . . . . (over)

on said Plat, and contains 4 acres, and being the land conveyed to H. C. Young, Jr. and wife, Jewell Spier Young by H. C. Young and wife, Louise Patterson Young, in a deed of record in Deed Book 3157, Page 185, in the office of the Register of Davidson County, Tennessee, and vested in H. C. Young, Jr. and wife, Bertha Jewell Spier Young, as tenants-in-common by Order of the First Circuit Court of Davidson County, Tennessee of record in Minute Book 139-C, Page 2361, and the one-half undivided interest of Bertha Jewell Spier Young being ordered divested from Bertha Jewell Spier Young and vested in Horace Calvin Young, Jr. by order of said Court, entered August 23, 1979.

This conveyance is subject to easement of record in said Register's Office in Deed Book No. 382, Page 331, and to restrictive covenants contained in a deed of record in said Register's Office in Deed Book 723, Page 516, as midofied by an instrument of record in Deed Book 923, Page 114, said Register's Office.

Bertha Jewell Spier Young also conveys to Horace Calvin Young, Jr. all her right, title and interest in the International Yard Tractor located on the premises.

Bertha Jewell Spier Young will deliver possession of the premises on or before September 30, 1979.

This is unimproved ( ) improved (X) property, known as 4225 Franklin Road, Nashville, TN 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace Calvin Young, Jr. and his heirs and assigns, forever.

And I do covenant with the said Horace Calvin Young, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Bertha Jewell Spier Young, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Horace Calvin Young, Jr. and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of September, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers, on said day and date.

Bertha Jewell Spier Young
BERTHA JEWELL SPIER YOUNG

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, George W. Yost, a Notary Public in and for said County and State, the within named, BERTHA JEWELL SPEIR YOUNG, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee on this 17 day of September, 1979.

George W. Yost
NOTARY PUBLIC

GEORGE W. YOST NOTARY PUBLIC

My Commission Expires: April 3, 1981

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			155000.00-	CO
			403.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 412.50-
5213A	09/28/79			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 4 9 7 3

IDENTIF. REFERENCE

SEP 28 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 715411