WARRANTY DEED

BOOK 3835 PAGE 199

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Nall (NAME:)	same (NAME:)	Map 161-4 Par. 19 M.O.
425 McCain Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand Eighty-one and 21/100 ($12,081.21) *DOLLARS*

of which $2,500.00 has been paid in cash by Joseph H. Nall and wife, Shirley Cuffman Nall, the receipt of which is hereby acknowledged, and for the remainder the said Joseph H. Nall and wife, Shirley Cuffman Nall, have assumed and agree to pay the unpaid balance of $9,581.21 of an indebtedness in the original amount of $11,150.00, secured by deed of trust executed by Cecil Edward McMeen and wife, Jewel McMeen, to Miller Kimbrough, Trustee, of record in book 2617, page 385, Register's Office for Davidson County, Tennessee,

We, Eugene W. Powell and wife, Peggy A. Powell

have bargained and sold, and by these presents do transfer and convey unto the said Joseph H. Nall and wife, Shirley Cuffman Nall, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 24 on the Plan of Whispering Hills Annex, of record in book 2331, page 133, Register's Office for said County.
Said lot No. 24 fronts 74 feet on the southerly side of McCain Drive and extends back between lines 177 feet on the easterly side and 194.4 feet along a broken line on the westerly side to a dead line in the rear, on which it measures 30 feet.
Being the same real property conveyed to Eugene W. Powell and wife, Peggy A. Powell, by deed from James R. Broadway and wife, of record in book 3225, page 309, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises and along westerly line of premises, 50-foot building setback line from McCain Drive, and conditions of owners certificate as shown on plan of record in book 2331, page 133, said Register's Office; and the 10-foot utility easement along the westerly line of lot No. 24 has been amended and changed to a 7-foot utility easement by instrument of record in book 2599, page 377, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2543, page 351, said Register's Office; and to a permit to trim and cut trees along pole lines on or adjacent to premises granted Southern Bell Telephone and Telegraph Company of record in book 1113, page 592, said Register's Office.

This is improved (X) property, known as 425 (House Number) McCain Drive (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph H. Nall and wife, Shirley Cuffman Nall, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph H. Nall and wife, Shirley Cuffman Nall *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for taxes for the year 1964 which are prorated and assumed by grantees, and as above set out.

And we, Eugene W. Powell and wife, Peggy A. Powell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph H. Nall and wife, Shirley Cuffman Nall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* November, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene W. Powell

Peggy A. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Eugene W. Powell and wife, Peggy A. Powell,

the bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23 *day of* November, *19* 64

Alice M. Mahon *Notary Public.*

Commission Expires April 25, 1966

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

STATE TAX $ 18.12
PROBATE .50
TOTAL $ 18.62

NOV 23 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Return to
GUAR. TITLE
17780

WARRANTY DEED

FROM
Eugene W. Powell, et ux

TO
Joseph H. Nall, et ux

59515

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 23 3 53 PM '64

NOTED: BOOK 110 PAGE 402
RECORDING FEE $ 2.50
DEP. REG. K

Compliments of
Title Company
A Division of
Title Insurance Company
Cean Trust Building
Cor. Third & Union
ILLE, TENNESSEE