WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Hunter (NAME)	Fidelity Federal S & L Asso. (NAME)	12W-8762
4314 Delaware Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Map 91-12
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par 147

For and in Consideration of the sum of One Hundred ($100.00) and no/100 - *DOLLARS*
cash in hand paid by James R. Hunter, the receipt of which is hereby acknowledged and for the remainder, the said James R. Hunter assumes and agrees to pay the unpaid balance of $2,990.67 of an original indebtedness of $3,964.05 secured by deed of trust executed by Livingfield M. Frazier to Vaden Lackey Jr. Trustee, of record in book 3387, page 309, said Register's Office for Davidson County, Tenn. and the said James R. Hunter further assumes and agrees to pay the unpaid balance of $1,581.22 of an original indebtedness of $1,6 19.88 as secured by Vendors lien retained in deed from Livingfield M. Frazier to Clarence R. Williams and wife of record in book 3434, page 218 and book 3431, page 524, said Register's Office.

I, Virgil L. Gregory, an unmarried man *have bargained and sold, and by these presents do transfer and convey unto the said* James R. Hunter his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 221 and 223 of Block 26, Plan No. 1 West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 221 and 223 front together 55.5 feet on the north side of Delaware Ave. and extend back between parallel lines with the easterly margin of 44th. Ave. No., formerly 3rd. St., 150 feet to an alley.
Being the same property conveyed to Virgil L. Gregory and wife, Dolly A. Gregory by deed from Clarence R. Williams and wife, of record in book 3889, page 500, said Register's Office, the said Dolly A. Gregory having since died.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 4314 Delaware Ave. (House Number) (Street) Nashville, Tenn. P. O. Address: (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 James R. Hunter his *heirs and assigns, forever.*

And I *do covenant with the said* James R. Hunter *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.* except as herein snown and taxes for the year 1966 which are prorated and assumed by grantee.

And I, Virgil L. Gregory *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Hunter his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this ~~the~~ 25TH *day of* April, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. O. Martin Witness

John Duncan Witness

(X) His Mark - Virgil L. Gregory

DOCUMENTARY 55 55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Virgil L. Gregory

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

Witness my hand and official seal at Nashville, Tenn., Tennessee, this 21st. day of April, 19 66.

H B Duncan, Notary Public.

Commission Expires January - 30 - 1967

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.....

Mail to
Duncan Hall & Co
[illegible]

STATE TAX $ 7.50
PROBATE .50
TOTAL $ 8.00

APR 29 1966

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

PAID APR 29 1966

CT

WARRANTY DEED

FROM
Virgil L. Gregory

TO
James R. Hunter

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 29 3 02 PM '66

NOTED [illegible]
RECORDING FEE $ 2.00
DEP. REG. [illegible]

26522

BOOK 4011 PAGE 631

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE