(This instrument was prepared by James A. Leseman, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4196 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Stephens Goff	Fidelity Federal Sav. & Loan Assn.	Map 43-6
(NAME:)	(NAME:)	Par. 37
613 Fedders Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn., 37115	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ---------- ($10.00) --*DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ JAMES STEPHENS GOFF AND WIFE, SYLVIA GOFF, herein called the grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Madison Park, Section II, as of record in Book 3106, page 141, Register's Office for said County.

Said Lot No. 37 fronts 75 feet on the northerly side of Fedders Drive, and extends back 137.4 feet on the westerly line and 139.86 feet on the easterly line, to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from Dugger Developments, Inc., of record in Book 4152, page 976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, setback line and easements as shown of record.

This is unimproved ( ) improved (X) property, known as 613 Fedders Drive, Madison, Tennessee
(House Number) (Street) 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 grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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.*

And we, the said grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7 *day of* December, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. W. Hire
(G. W. Hire)

Lula Mae Hire
(Lula Mae Hire)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, G. W. Hire and wife, Lula Mae Hire,

the within named bargainorS, 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 Madison Tennessee, this 7 day of December, 19 67.

C. C. NOTARY PUBLIC

C. L. Blackstock Jr. Notary Public

My Commission expires January 27, 1970

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.....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 11 1967

STATE TAX $ 2.20
PROBATE .50
TOTAL $ 2.70

DEC 11 1967

99281

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 11 2 55 PM '67
NOTED BOOK 117 PAGE 820
RECORDING FEE $ 3.50
DEP. REG. 3

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

FROM
G. W. HIRE ET UX

TO
JAMES STEPHENS GOFF ET UX

BQ-13944

#14,800=

Compliments of
Madison Title Company
A Division of
Tennessee Title Insurance Company

