BOOK 4199 PAGE 842

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(Mrs.) Frances Campbell (NAME:)	Dobson & Johnson, Inc., (NAME:)	51-3-61
909 Fair Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg., (STREET ADDRESS)	Parcel 11D-13860
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of - - - - - - - - - - - ($10.00) - - - - - - - - -

TEN AND NO/100 - **DOLLARS**

cash in hand paid by (Mrs.) Frances Campbell and other good and valuable consideration receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note dated June 23, 1965, and secured by a deed of trust, executed by Dennis O. Nilan, and wife, Christine J. Nilan, to Albert William Johnson, Trustee, of record in Book 3907, page 396, Register's Office for Davidson County, Tennessee.

We, Dennis O. Nilan and wife, Christine J. Nilan have bargained and sold, and by these presents do transfer and convey unto the said (Mrs.) Frances Campbell her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot. No. 21 on the plan of Stratton Heights, as of record in Book 1835, page 13, Said Register's Office, described as follows:

Beginning on the northerly margin of Chadwell Drive, at the corner of Lots Nos. 21 and 22 on said plan; thence with the line between said two lots, north 9° 02' east 111.7 feet to the southeast corner of lot No. 20 on said plan; thence with the line between said lots Nos. 20 and 21, westwardly 138 feet to a point on the easterly margin of Vantrease Road; thende with the easterly margin of said Road, southwardly 90 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to a point on the northerly margin of said Chadwell Drive, eastwardly 104.99 feet to the beginning.

Being the same property conveyed to Dennis O. Nilan and wife, Christine J. Nilan, by deed from Cooper Qualls and wife, Myrtle H. Qualls, dated June 23, 1965, and recorded in Book 3907, page 392, Register's Office for said County.

Subject property is unencumbered except as hereinabove assumed and taxes for the year 1967, said taxes being assumed by the Grantee.

This Instrument prepared by: E. V. Williams, Attorney
1116 Caruthers Avenue
Nashville, Tennessee

This is (unimproved) (X) improved property, known as 426 Chadwell Drive (House Number) (Street) Madison, Tennessee 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 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of August, 19 67

Dennis O. Nilan

Christine J. Nilan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Dennis O. Nilan and wife, Christine J. Nilan

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 21st day of August, 1967.

Commission expires November 5th., 1968

Notary Public at Large

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
DENNIS O. NILAN Et ux

TO
(Mrs.) FRANCES CAMPBELL

00674

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 12 36 PM '67

NOTED: BOOK 118 PAGE 33
RECORDING FEE $ 3.00
DEP. REG. m

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 15.22
PROBATE .50
TOTAL $ 18.72

DEC 21 1967

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

PAID DEC 21 1967