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

BOOK 4222 PAGE 928

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ileane Cunningham	Lovell & Malone, Inc.	12DA44875
(NAME:) 1423 Jones Avenue	(NAME:) 336 Fourth Avenue North	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) 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, including the assumption by the said grantee of the unpaid balance of an indebtedness owing to Lovell & Malone, Inc.; and secured by a deed of trust of record in Book 3446, page 579, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees agree to assume and promises to pay, We, JAMES EARL PETTY AND WIFE, MARY A. PETTY, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ ILEANE CUNNINGHAM, and FANNIE JOHNSON, 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. 3 on the Plan of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Jones Avenue, said point being the common corner of Lots Nos. 2 and 3; thence in an easterly direction along the line between Lots 2 and 3, 150 feet to a point, said point being in the westerly boundary of Lot No. 4; thence in a northerly direction along the line between Lots Nos. 3 and 4, 76 feet to a concrete marker set in the southerly margin of Ward Street, said concrete marker being the common corner of Lots Nos. 3 and 4; thence in a westerly direction along the southerly margin of Ward Street, 125.3 feet to a concrete marker set at the beginning of a curve; thence in a southwesterly direction around said curve 39 feet to a concrete marker set in the easterly margin of Jones Avenue; thence in a southerly direction along the easterly margin of Jones Avenue 49.6 feet to the point of beginning.

Being the same property conveyed to James Earl Petty and wife, Mary A. Petty, by deed from James Douglas Williams and wife, Shirley Ann Williams, of record in Book 4039, page 951, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) This is improved (X) property, known as 1423 Jones Avenue, Nashville, 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 grantee, her *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.*, except as stated herein. The grantors also convey and transfer to the grantees all of their right, title and interest in and to the escrow account held in connection with the above-described loan.

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* grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* March, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Earl Petty
(James Earl Petty)

Mary A. Petty
(Mary A. Petty)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Earl Petty and wife, Mary A. Petty,

the within named 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 Madison, Tennessee, this 26th day of March, 19 68.

Commission expires 4-14-71 James A. Leeman Notary Public at Large

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 OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $10,208.26, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of Mar. 1968

Notary Public

Commission Expires:

10744

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 27 3 14 PM '68

RECORDING FEE $ 3.00

DEP. REG. .....

STATE TAX $ 26.52
PROBATE .50
TOTAL $ 27.02

MAR 27 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES EARL PETTY ET UX

TO

ILEANE CUNNINGHAM AND
FANNIE JOHNSON

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee