TAYLOR & SCHLATER
L & C TOWER
NASHVILLE, TENNESSEE 37219

BOOK 4231 PAGE 402

This instrument was prepared by Thomas W. Schlater, Attorney, L & C Tower, Nashville, Tennessee

Send Tax Notice to:
A. U. Nunley
2605 Woodlawn Drive
Nashville, Tennessee 37212

Map-Parcel Numbers
Map 104-15
Par. 423
M.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt of which is hereby acknowledged, and in addition thereto and for the remainder, the Grantees have assumed and agreed to pay the amount of the balance due under a certain installment note held by First Federal Savings & Loan Association, Nashville, Tennessee, the same being secured by a Deed of Trust of record in Book 3908, page 793, R.O.D.C., we JAMES W. VAN HOEVEN and wife, MARY LEE ROZEBOOM VAN HOEVEN, convey unto A. U. NUNLEY and wife, ADA NUNLEY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 56-1/2 feet of the westerly 112.5 feet of Lot No. 7 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of said Lot No. 7 fronts 56-1/2 feet on the southerly side of Woodlawn Avenue, formerly Belair Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to James W. Van Hoover and wife, Mary Lee Rozeboom Van Hoover, by deed from John O. Culley and wife, Barbara S. Culley, of record in Book 4037, page 401, Register's Office for Davidson County, Tennessee.

James W. Van Hoeven and wife, Mary Lee Rozeboom Van Hoeven being one and the same persons as James W. Van Hoover and wife, Mary Lee Rozeboom Van Hoover.

The parcel of real estate conveyed herein is improved and is shown on the tax records as 2605 Woodlawn Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances, estate, title and interest

thereto belonging to the said A. U. NUNLEY and wife, ADA NUNLEY, their heirs and assigns, forever.

We do covenant with the said A. U. NUNLEY and wife, ADA NUNLEY, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered except for the lien created by the Deed of Trust aforesaid.

We, JAMES W. VAN HOEVEN and wife, MARY LEE ROZEBOOM VAN HOEVEN, do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said A. U. NUNLEY and wife, ADA NUNLEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of April, 1968.

James W. Van Hoeven
James W. Van Hoeven

Mary Lee Rozeboom Van Hoeven
Mary Lee Rozeboom Van Hoeven

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named JAMES W. VAN HOEVEN and wife, MARY LEE ROZEBOOM VAN HOEVEN, the 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 Nashville, Davidson County, Tennessee, this 29 day of April, 1968.

Ruth Randolph
Notary Public

My commission expires: April 27 1969
- 27

O A T H

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We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. U. Nunley

Ada Nunley

Subscribed and sworn to before me this

day of April, 1968.

Notary Public

My commission expires: April 27, 1969

14502

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 30 4 29 PM '68
REGISTER'S FEE $ 1.00
RECORDING FEE $ 6.00
DEP. REG. R

STATE TAX $ 48.62
PROBATE .50
TOTAL $ 49.12

APR 30 1968

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

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WARRANTY

DEED

FROM

JAMES W. VAN HOEVEN and wife,

MARY LEE ROZEBOOM VAN HOEVEN

TO

A. U. NUNLEY and wife,

ADA NUNLEY

Return to:
Randolph Realty Co.,
Acklen Station P. O. Box 6261
Nashville, Tennessee. 37212

TAYLOR & SCHLATER
ATTORNEYS AT LAW
L & C TOWER
NASHVILLE, TENNESSEE 37219