BOOK 4240 PAGE 491

This instrument was prepared by J. E. Malone, 336 - 4th Avenue, North, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Arnold	Lovell & Malone, Inc.	10D-43180
(NAME:)	(NAME:)	
312 Twin Hill Drive	Uptown Station-P.O.Box 2663	Map 34-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 35
Goodlettsville, Tenn.	Nashville, Tennessee 37219	Pd
(CITY) (P. O. ZONE) 37072 (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -TWENTY-NINE THOUSAND, NINE HUNDRED, FIFTY AND No/100 - -($29,950.00) - - - - - - - - - *DOLLARS* of which THIRTEEN THOUSAND, EIGHT HUNDRED, FORTY-TWO AND 50/100= - - ($13,842.50) DOLLARS have been paid in cash by JOHN T. ARNOLD AND WIFE, HELEN B. ARNOLD, the receipt of all of which is hereby acknowledged, and the grantees hereby assuming and agreeing to pay the unpaid principal balance of a note signed by Everette E. Gaddy and wife, Delores Gaddy, dated July 9, 1964, in the original amount of Seventeen Thousand, Five Hundred and No/100 ($17,500.00) Dollars, now reduced by payment to the unpaid principal balance of Sixteen Thousand, One Hundred, Seven and 50/100 ($16,107.50) Dollars, with interest paid to May 10, 1968. Said note is secured by and described in a deed of trust executed by Everette E. Gaddy and wife, Delores Gaddy, to James E. Malone, Trustee, which appears of record in Book 3789, page 201, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular and accurate description of said note;

We, EVERETTE E. GADDY AND WIFE, DELORES GADDY,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. ARNOLD AND WIFE, HELEN B. ARNOLD, *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. 101 on the Plan of Shepherd Hills, Section VIII, as of record in Book 2854, page 120, Register's Office for said County, described as follows:

BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 101 and 102; thence with the line between said lots, southwesterly 220 feet to a point; thence southeasterly 192.9 feet to the northerly margin of an unnamed street; thence with the margin of the same, northeasterly 195 feet to the beginning of a curve; thence around said curve, northerly 41.03 feet to the margin of Twin Hills Drive; thence with the margin of the same, northwesterly 138.5 feet to the point of beginning.

Being the same property conveyed to Everette E. Gaddy and wife, Delores Gaddy, by deed from A. J. Coleman and wife, of record in Book 3789, page 199, Register's Office for Daivdson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 692, page 585; in Book 643, page 620; and in Book 3129, page 401, and subject to conditions set out in Plan of record in Book 2854, page 120, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,950.00

Subscribed and sworn to before me, this the 5th day of June 1968

John T. Arnold
Affiant

My commission expires 8-23-1969 (6-13-69) (Affix Seal)

Notary Public

The escrow account held in connection with the loan referred to above is hereby transferred and assigned to the grantees.

unimproved ( )
This is improved (X) property, known as 312 Twin Hills Drive, Goodlettsville, Tenn. 37072
(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 JOHN T. ARNOLD AND WIFE, HELEN B. ARNOLD, their *heirs and assigns, forever.*

And we *do covenant with the said* JOHN T. ARNOLD AND WIFE, HELEN B. ARNOLD, *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 referred to heretofore, and taxes for the year 1968, which have been prorated and adjusted and are hereby assumed by the grantees.

And we, EVERETTE E. GADDY AND WIFE, DELORES GADDY, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN T. ARNOLD AND HELEN B. ARNOLD, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* June, *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.*

Everette E. Gaddy
(Everette E. Gaddy)

Delores Gaddy
(Delores Gaddy)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named Everette E. Gaddy and wife, Delores Gaddy,

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, Tennessee, this 3rd day of June, 1968

Evelyn S. Kurz, Notary Public.

Commission Expires 8-13-69

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.....

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WARRANTY DEED

FROM

EVERETTE E. GADDY AND WIFE, DELORES GADDY,

TO

JOHN T. ARNOLD AND WIFE, HELEN B. ARNOLD

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

COVELL & MALONE

A 000395

IDENTIF. REFERENCE

JUN 5 10 33 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-5	CONV	29,950.00			
JUN-5	STAX		A*	72.74	
JUN-5	RECFEE		A*	.50	
JUN-5	WDEED		A*	6.00	* 81.24