prepared by: Earl Thompson, 415 Nashville Trust Building, Nashville, Tennessee.

# WARRANTY DEED

BOOK 4257 PAGE 742

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dora C. Miller (NAME) | Lizzie C. Denton (NAME) | Map 52-6 |
| 639 Stanford Dr. (STREET ADDRESS OR ROUTE NUMBER) | 700 Florence (STREET ADDRESS) | Par. 55 |
| Nashville Tenn (CITY) (P. O. ZONE) (STATE) | Madison, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten and no/100 ($10.00) * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and for the love and affection I have held and will continue to bear for my only child and daughter, Dora Cassetty Miller,

We, Roy C. Denton and wife, Lizzie Cassetty Denton *have bargained and sold, and by these presents do transfer and convey unto the said* Dora C. Miller and 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. 1 on the Map of Madison Heights Subdivision, Section No. 1, as of record in Book 1424, page 6, Register's Office for said County, described according to a loan survey by T. R. Sanford, surveyor, January 28, 1958, as follows:

Beginning at a point in the westerly margin of Florence Avenue at the common corner of Lots Nos. 1 and 2; thence westerly along the line between said lots, 239.1 feet to the Pickett Property; thence north 2° 50' east along the line between Lot 1 and the Pickett Property 148.6 feet to the southerly margin of Neely's Bend Road; thence easterly along the margin of said Road 224.9 feet, more or less, to the beginning of a curve; thence around said curve 34.08 feet to a point in the westerly margin of Florence Avenue; thence southerly along the margin of said Avenue 81.6 feet to the point of beginning.

Being the same property conveyed to Roy C. Denton and wife, Lizzie Cassetty Denton, by deed from Cecil L. Corley, Sr. and wife, of record in Book 3345, page 503, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Lizzie Cassetty Denton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Aug 1968

~~MY COMMISSION EXPIRES:~~

Deputy Register

This conveyance is hereby expressly made subject to a life estate which is hereby expressly retained for Lizzie C. Denton for and during the period of her natural life. The said Lizzie C. Denton shall have the right to remain in said property so long as she lives, but at her death the complete title and interest will pass to Dora C. Miller.

This property is hereby conveyed subject to two deeds of trust, both of which are in favor of Old Hickory Employees Credit Union. The first deed of trust remaining unpaid is in the amount of $8,319.54, and is of record in Book 3356, page 171, Register's Office for Davidson County, Tennessee. The second deed of trust is of record in Book ____, page ____, said Register's Office.

This is { unimproved / improved } property, known as 700 Florence, 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* Dora C. Miller and her *heirs and assigns, forever.*

*And* we *do covenant with the said* Dora C. Miller *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 hereinbefore set out.

*And* we, Roy C. Denton and wife, Lizzie Cassetty Denton *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dora C. Miller, and her *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 7th *day of* August, *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.*

Roy C Denton

Lizzie Cassetty Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Laub, a Notary Public in and for said County and State, the within named Roy C. Denton and wife, Lizzie Cassetty Denton

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 7th day of August, 19 68

Ruth Laub, Notary Public.

Commission Expires April 18, 1971

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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.....

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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.....

Mail
Lizzie C. Denton
700 Florence Ave.
Madison, Tenn.

BOOK 4257 PAGE 745

# WARRANTY DEED

FROM

ROY C. DENTON, ET UX

TO

DORA C. MILLER

A 0 8 1 3 4

IDENTIF. REFERENCE

AUG 7 12 52 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-7-68 CONV
AUG-7-68STAX
AUG-7-68RTEE
AUG-7-68 MTGED

18,000.00
A* 46.80
A* .50
A* 6.00
* 53.30

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE