BOOK 4260 PAGE 991

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,993.39

Billy Ralph Tyree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1968

Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Ralph Tyree (NAME)	United Mortgagee Servicing Corp (NAME)	4D 31442
117 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 74-04
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 15

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HORACE G. HOWELL, JR. AND WIFE, STARR H. HOWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY RALPH TYREE AND WIFE, PATRICIA ANN TYREE

HEREINAFTER 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. 1050 on the Map of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1050 fronts 55.68 feet on the easterly margin of Jacksonian Drive and runs back between lines measuring 160.0 feet thereon to a straight line in the rear measuring 138.0 feet thereon.

BEING the same property conveyed to Horace G. Howell, Jr. and wife, Starr H. Howell, by deed from Johnson Homes, Inc., which is of record in Book 3968, page 753, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is { unimproved ( ) improved (X) } property, known as 117 Jacksonian Drive, Hermitage, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 15th day of August, 1968

Horace G. Howell, Jr.

Starr H. Howell

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 Horace G. Howell, Jr. and Starr H. Howell

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 15th day of August 1968

Commission expires 1-13-69

Notary Public

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

HORACE G. HOWELL, JR., ET UX

TO

BILLY RALPH TYREE, ET UX

A 0 9 6 1 3

IDENTIF. REFERENCE

AUG 16 2 05 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

AUG 16 68	CONV	15,993.39			
AUG 16 68	S'TAX		A*	41.60	
AUG 16 68	PR'FEE		A*	.50	
AUG 16 68	W'DEED		A*	3.00	* 45.10