Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

WARRANTY DEED

BOOK 4268 PAGE 159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Arnold, et ux (NAME:)	SAME (NAME:)	Map 61-12
4311 Earlene Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 23
Nashville, Tennessee (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 receint of which is hereby acknowledged, and other good and valuable consideration, including an assumption to assume an indebtedness as evidenced by an instrument of record in Book_____, Page_____, R.O.D.C., Tennessee.

We, David R. Wade,III, and wife, Barbara K. Wade, hereinafter called the Grantors *have bargained and sold, and by these presents do transfer and convey unto the said* James C. Arnold and wife, Betty A. Arnold, 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:*

Being Lot No. 16 of Block "H" on the Map of Jackson Park, Section 3, not of record, and described according to a preliminary plan made by James A. Hamilton, Jr., Surveyor, December 6, 1968, as follows:

Beginning at a point in the southwesterly margin of Eastdale Drive, the common corner of lots 15 and 16; thence with the line between said lots, southwesterly 240 feet to a point in the line of Lot No. 18; thence with the line between lots 16 and 18, southeasterly 135 feet, more or less, to the common corner of lots 16 and 17; thence with the line between said lots northeasterly 245 feet to the margin of Eastdale Drive; thence with the margin of same northwesterly 200 feet to the beginning.

Being the same real property conveyed to David R. Wade,III and wife, Barbara K. Wade, by deed from Greenfield Paine and wife, Constance Paine, of record in Book 4044, Page 311, Register's Office for said County.

The above conveyance is made subject to the following easement: Ten-foot easement for public utilities along rear line of premises, 75-foot building setback line from Eastdale Drive, as shown on the unrecorded map of Jackson Park, Section 3.

This is unimproved ( ) improved (X) property, known as 4311 Earlene Drive, 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 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.*

And we, the 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* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* July, *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.*

David R. Wade III

Barbara K. Wade

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David R. Wade and wife, Barbara K. Wade

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* 17th *day of* July, *19*68.

James R. McKinney
Notary Public

Commission expires 2-10-69

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*.....

SEP 12 CONV 27,000.00
SEP 12 S'TAX A* 70.20
SEP 12 R'FEE A* .50
SEP 12 W'DEED A* 3.00 * 73.70

.....*Notary Public*

Commission expires.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 27,000.00.

Affiant David R Wade II

Subscribed and sworn to before me this 12th day of July, 1968.

James R. McKinney
Notary Public

WARRANTY DEED

FROM
DAVID R. WADE, III ET UX

TO
JAMES C. ARNOLD ET UX

A 12776

IDENTIF. REFERENCE

SEP 12 4 07 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee