This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

WARRANTY DEED

BOOK 4271 PAGE 335

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George J. Fox et al.	Murphree Mortgage Co.	Map 115-8
(NAME) 6030 Robin Hill Road	(NAME) 226 Third Avenue, North	Par. 74
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Nine Thousand Nine Hundred and no/100 ---------- ----------($39,900.00) ---------- *Dollars*, of which $27,549.07 has been paid in cash by George J. Fox and Charlotte J. Warmack, the receipt of which is hereby acknowledged, and for the remainder the said George J. Fox and Charlotte J. Warmack have assumed and agree to pay the unpaid balance of $12,350.93 of an original indebtedness of $20,000.00 secured by deed of trust of record in book 2432, page 617, Register's Office for Davidson County, Tennessee,

We, D. B. Tune and wife, Ann B. Tune,

have this day bargained and sold, and do hereby transfer and convey unto the said George J. Fox and Charlotte J. Warmack, jointly for life with remainder in fee to the survivor, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 11 on the Plan of West Meade Village Tract, Section "B", as of record in Book 1835, page 75, Register's Office for said County.
Said Lot 11 is described as beginning at a point on the northerly margin of Powder Mill Road, at the common corner of Lots 11 and 12; thence with the line between said lots, northerly 375 feet to a point, a corner of Lot 3; thence with the line between Lots 3 and 11;eastwardly 200 feet to the westerly margin of Robin Hill Road; thence with the margin of said Road, southwardly 303.5 feet to the beginning of a curve; thence along said curve, southwestwardly 114.3 feet to the northerly margin of Powder Mill Road; thence with the margin of said Road, westwardly 128.5 feet to the beginning. Being the same real property conveyed to D. B. Tune and wife, Ann B. Tune, by deed from The Washington Realty Company, of record in book 2338, page 633, said Register's Office.

This conveyance is made subject to 10-foot public utility easement, 30-foot building setback line from Robin Hill Road, 100-foot building setback line from Powder Mill Road, and conditions of owners certificate, as shown on plan of record in book 1835, page 75; and to restrictive covenants in book 1473, page 206, book 1783, page 175, and book 2338, page 633, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 23 day of September 1968

Affiant

My commission expires: April 26, 1970 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George J. Fox and Charlotte J. Warmack, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as above set out, and taxes for 1968 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George J. Fox and Charlotte J. Warmack, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* September, 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.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* D. B. Tune and wife, Ann B. Tune,

the within named 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 23 *day of* September, *19* 68

Alice McMahon
Notary Public

Commission expires April 26, 1970

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 .....

SEP 24 68 CONV 39,900.00
SEP 24 68 S'TAX A* 103.74
SEP 24 68 PR'FEE A* .50
SEP 24 68 W'DEED A* 3.00 * 107.24

A 14191

IDENTIF. REFERENCE

SEP 24 8 30 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to
GUAR. TITLE

WARRANTY DEED

FROM
D. B. Tune et ux.

TO
George J. Fox et al.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE