(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4290 PAGE 164

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Aubrey Read	(same) Fidelity Federal	11D61370
(NAME:) 609 Fedders Drive	(NAME:) 401 Union St.	Map 43-6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tenn.	Par. 38
(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 by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ CHARLES AUBREY READ AND WIFE, ELEANOR J. READ, herein 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. 36 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County.

Said Lot No. 36 fronts 75 feet on the northerly side of Fedders Drive, and extends back 134.93 feet on the westerly line and 137.4 feet on the easterly line, to a line in the rear on which it measures 75.04 feet.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from Dugger Developments, Inc., of record in Book 4097, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, setback line and easements as shown of record.

unimproved ( )
This is improved (XX) property, known as ____ (House Number) Fedders Drive, (Street) Madison, P. O. Address; Tennessee (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.*, except as stated herein.

And we, the said 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 hands this 26 *day of* November, *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.*

G. W. Hire
(G. W. Hire)

Lula Mae Hire
(Lula Mae Hire)

BOOK 4 PAGE 165

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. W. Hire and wife, Lula Mae Hire,

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 Madison, Tennessee, this 26 day of November, 19 68.

E. L. Shelton, Jr. Notary Public

Commission expires January 27, 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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 16,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles A. Read
Affiant

Subscribed and sworn to before me this the 26 day of Nov. 1968

E. L. Shelton, Jr.
Notary Public

Commission Expires:
January 27, 1970

NOV27'68	CONV	16,500.00			
NOV27'68	S'TAX		A*	42.90	
NOV27'68	PR'FEE		A*	.50	
NOV27'68	W'DEED		A*	3.00	* 46.40

A 22269

TOGETHER WITH REFERENCE

NOV 27 2 47 PM '68

FEE $ ..... REGISTER

WARRANTY DEED

FROM

G. W. HIRE ET UX

TO

CHARLES AUBREY READ ET UX

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee