# WARRANTY DEED BOOK 4298 PAGE 80

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lambert L.Hailey and<br>David C. Muckle and<br>Oscar Harper (NAME) | Murphree Mortgage Company (NAME) | Map 146-4<br>Par. 31 |
| 4501 Trousdale Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Ave.,N., (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville,Tennessee (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3681, page 263, Register's Office for Davidson County, Tennessee.

I, Joan A. Tegarden

have this day bargained and sold, and do hereby transfer and convey unto the said

Lambert L. Hailey, David C. Muckle and Oscar Harper

their (~~successors~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 707 on the Plan of Caldwell Hall, Section X, of record in Book 3106, page 79, Register's Office for said County.

Said Lot No. 707 fronts 125 feet on the southerly side of Harding Place and extends back 190 feet on the westerly line and 190.24 feet on the easterly line, to a dead line in the rear on which it measures 17.08 feet.

Being the same property conveyed to Joan A. Tegarden (Coral Joan Allen Tegarden), by deed from Andrew Ewing, Trustee, of record in Book 3645, page 363, said Register's Office and by Circuit Court Decree of record in Minute Book 57, page 326, Circuit Court Clerk's Office for Davidson County, Tennessee, and recorded in Book 4296, page 366, Register's Office for Davidson County, Tennessee. Joan A. Tegarden and Coral Allen Tegarden is the one and same person.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,377.34

Subscribed and sworn to before me, this the 3rd day of January, 1969

Affiant David C. Muckle

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T Neimas

This is (unimproved) ( ) 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

Lambert L. Hailey, David C. Muckle and Oscar Harper, their

(~~successors~~) heirs and assigns forever. I covenant that I am 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 noted above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Lambert L. Hailey, David C. Muckle and Oscar Harper, their

(~~successors~~) heirs and assigns, against the lawful claims of all persons.

Witness my hand this 3rd day of January, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joan A. Tegarden

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Nellie T. Weimar, *a Notary Public in and for said County and State,* Joan A. Tegarden, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee, *this* 3rd *day of* January, *19* 69

Nellie T. Weimar *Notary Public*

*Commission expires* 5/10/70

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* .....

OAKES AND SMITH
REALTY CO., INC.

**WARRANTY DEED**

FROM

~~JOAN A. TEGARDEN~~

TO

LAMBERT L. HATLEY, ET AL

A 25693

IDENTIF. REFERENCE

JAN 6 8 54 AH '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN-6 69 | CONV | 22,377.31 | | | |
| JAN-6 69 | S'TAX | | B* | 58.24 | |
| JAN-6 69 | PR'FEE | | B* | .50 | |
| JAN-6 69 | W'DEED | | B* | 3.00 | * 61.74 |

Compliments of

Guaranty Title

Office of

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

PEDIGO & SAINDON