New Owners: H. H. McCormick and wife
Address: 312 School Pass, Madison, Tennessee

BOOK 4363 PAGE 241

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D80460 and 11D80455 Map 52-16 Par. 47-47.1 and
SEND TAX NOTICES TO: Home Federal Savings and Loan Association
ADDRESS: L. & C. Tower, Nashville, Tennessee

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, including the assumption by the said grantees of the unpaid balances of four mortgages as follows: Deed of trust executed by the grantors hereinafter named to J. L. Carden, Trustee, of record in Book 3410, page 463, Register's Office for Davidson County, Tennessee, to secure to Geo. P. Howell & Son Co., the payment of one note in the original principal amount of $3,476.25; Deed of trust executed by the said grantors to Charles Nelson, Jr., Trustee, of record in Book 3514, page 303, said Register's Office, to secure to Home Federal Savings and Loan Assodation of Nashville, the payment of one note in the original principal amount of $15,000.00; Deed of trust executed by the said grantors to J. L. Carden, Trustee, of record in Book 3752, page 553, said Register's Office, to secure to Geo. P. Howell & Son Co., the payment of one note in the amount of $3,600.00; Deed of trust executed by the said grantors to Chas. Nelson, Jr., Trustee, of record in Book 4033, page 805, said Register's Office, to secure to Home Federal Savings and Loan Assodation of Nashville, the payment of one note in the original principal amount of $7,882.56; which said unpaid balances the said grantees hereby agree to assume and promise to pay,

We, RAYMOND H. ROBERTS AND WIFE, MATTIE LOUISE ROBERTS, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto H. H. McCORMICK AND WIFE, HELEN McCORMICK, 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:

Two tracts of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, dated April 10, 1962, as follows:

TRACT I: Beginning in the northerly boundary of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67; at a point 200 feet west of the westerly margin of School Pass; thence with said Subdivision, as follows: north 61° 38' west 349.6 feet to a fence post; continuing with the easterly boundary of said Subdivision, north 31° 19' east 522.8 feet to a point, 627.2 feet south of Neely's Bend Road; thence along Patton's southerly line, south 61° 38' east 300.6 feet to a point, 202 feet west of the westerly margin of School Pass; thence south 23° 26' west 99.2 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 12 feet; thence leaving said Pass, north 61° 38' west 202 feet to a point; thence south 23° 26' west 99.3 feet; thence south 61° 38' east 2 feet; thence south 23° 26' west 312 feet to the beginning.

TRACT II: Beginning at a point in the westerly margin of School Pass, at the northeast corner of the property conveyed to Henry F. Grammer and wife, by deed from E. C. Chance, Inc., as of record in Book 3345, page 331; thence with Grammer's northerly line and his line, extended, north 61° 38' west 202 feet; thence north 23° 26' east 99.3 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 99.3 feet to the beginning.

Being the same property conveyed to Raymond H. Roberts and wife, Mattie Louise Roberts, by deed from E. C. Chance, Inc., of record in Book 3398, page 139, Register's Office for Davidson County, Tennessee.

(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

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 $ 34,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

H. H. McCormick
Affiant

Subscribed and sworn to before me this the 20 day of Jan 19 69

Billy H Howell
Notary Public

Commission Expires:
Nov. 1st, 1972

Tract No. 1 is unimproved property, located at ___ School Pass, Madison, Tennessee.

Tract No. 2 is improved property, located at 312 School Pass, Madison, Tennessee.

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 20th day of January, 1969

Raymond H. Roberts
(Raymond H. Roberts)

Mattie Louise Roberts
(Mattie Louise Roberts)

STATE OF TENNESSEE }
.....County. }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond H. Roberts and wife, Mattie Louise Roberts,

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 Madison, Tennessee, this 20th day of January, 19 69.

Billy H. Howell, Notary Public

Commission Expires November 1st, 1972

STATE OF ..... }
County of ..... }

Personally appeared before me, ..., Notary Public in and for said County and State, the within named .....

the bargainor ...., with whom I am personally acquainted, and who acknowledges that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE }
.....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) as such ..... and ....., being (they) 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

RAYMOND. H. ROBERTS ET UX

TO

H. H. McCORMICK ET UX

A 27573

T

IDENTIF. REFERENCE

JAN 21 1 22 PM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Madison Title Company
MADISON, TENNESSEE

Mail to:
Geo.P.Howell & Son
412 Gallatin Rd., So.
Madison, Tenn. 37115

BOOK 4303 PAGE 284

30,000.00 CONV JAN 21 69
A* 88.40 TAX JAN 21 69
A* .50 FEE JAN 21 69
A* 6.00 * 94.90 N'DEED JAN 21 69