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

WARRANTY DEED

BOOK 4311 PAGE 912

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Frank Melton	First & Mid South Mortgage Company	15D17515
(NAME:) 1617 Stratford Avenue	(NAME:) 410 Union Street	Map 72-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 133
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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 balance of an indebtedness owing to The First Mortgage Company of Nashville, and secured by a deed of trust of record in Book 3050, page 533, Register's Office for Davidson County, Tennessee, which said unpaid balance the said grantees hereby agree to assume and promise to pay; We, E. FRANK CONNOR, JR., AND WIFE, NANCY CONNOR, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ R. FRANK MELTON AND WIFE, TRESSIE J. MELTON, 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 being in the 15th Civil District of Davidson County, Tennessee, and being Lot No. 2 of Block "E" on the Map of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Stratford Avenue, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 200 feet to a point in the line of Lot No. 3; thence with the line between Lots Nos. 2 and 3, southeasterly 75 feet to the margin of Inglewood Circle North; thence with the margin of said street, southwesterly 180 feet 5 inches to the beginning of a curve; thence with said curve, westerly 31.1 feet to the easterly margin of Stratford Avenue; thence with the margin of said Avenue, northwesterly 55 feet to the beginning.

Being the same property conveyed to E. Frank Connor, Jr., by deed from Johnnie Thomas Hicks and wife, Peggy T. Hicks, of record in Book 3035, page 119, Register's Office for Davidson County, Tennessee.

The said grantors also transfer and assign to the said grantees all of their right, title and interest in and to the escrow account held in connection with the above described loan.

This conveyance made subject to restrictive covenants, easements and other limitations of record

This is improved (X) unimproved ( ) property, known as 1617 Stratford Avenue (House Number) (Street), Nashville (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 *hand*s *this* 19th *day of* February, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Frank Connor, Jr.
(E. Frank Connor, Jr.)

Nancy Connor
(Nancy Connor)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Frank Connor, Jr., and wife, Nancy Connor,

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 19th day of February, 19 69

Commission expires 4-14-71 Notary Public

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 $14,412.06, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

R. Frank Melton
Affiant

Subscribed and sworn to before me this the 19 day of Feb. 1969

Notary Public

Commission Expires: 4-14-71

FEB20	CONV	14,412.06			
FEB20 S'TAX			B*	37.44	
FEB20 PR'FEE			B*	.50	
FEB20	W'DEED		B*	3.00	* 40.94

WARRANTY DEED

FROM

E. FRANK CONNOR, JR., ET UX

TO

R. FRANK MELTON ET UX

A 3 1 2 1 3

IDENTIF. REFERENCE

FEB 20 10 55 AM '69

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