# WARRANTY DEED

BOOK 4315 PAGE 742

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul M. Dillingham (NAME:) | Fidelity Federal S & L Association (NAME:) | Map 95-16 |
| 307 Emery Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par. 11 |
| Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | M.G |

*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.**

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

We, Margaret Miles Ezell and Katheryn L. (Love) Ezell, individually, and Katheryn Love Ezell and F. Miles Ezell, Sr., as Co-Executors of the Estate of John Wiley Ezell, Sr.,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Paul M. Dillingham and wife, Catherine E. Dillingham, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1:

Land in the 3rd Civil District of Davidson County, Tennessee, described partly from a survey for F. Miles Ezell, of a 32 acre tract on the northerly side of Elm Hill Pike, made by Ralph W. C. Lambert, Surveyor, dated May 24, 1961, as follows:

Beginning at an iron pin set in the easterly line of Lot No. 25 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, said point being 14 feet southerly from a concrete monument which is set near the northeast corner of said Lot No. 25; thence north 88° 10' west, 200 feet to an iron pin; thence north 0° 20' west, 158 feet to an iron pin; thence south 88° 10' east 183 feet to a point in the easterly line of Lot No. 23 on the aforesaid plan of Lakeland; thence south 3° 25' west, 142.2 feet to a point; thence south 49° 38' west 11.3 feet to the aforesaid concrete monument set near the northeast corner of Lot No. 25; thence south 2° 13' west along the easterly line of Lot No. 25, 14 feet to the point of beginning.

Being part of the same property conveyed to John W. Ezell, Sr., Stanley W. Ezell and Katheryn L. Ezell, by deed from Claude F. Smith and wife, of record in Book 1286, page 25, Register's Office for Davidson County, Tennessee; Stanley W. Ezell having conveyed his interest to F. Miles Ezell by deed of record in Book 1715, page 333, said Register's Office; the said F. Miles Ezell having conveyed his interest to John W. Ezell, Sr., and Katheryn L. Ezell, by deed of record in Book 2590, page 315, said Register's

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7.50

Subscribed and sworn to before me, this the 17 day of NOV. 17 - 1972

Affiant

My commission expires: _____

(Affix Seal)

Notary Public

Office; the said John W. (Wiley) Ezell, Sr. having since died and devised his interest to Margaret Miles Ezell and Katheryn L. (Love) Ezell, by Will of record in Will Book 84, page 320, Probate Clerk's Office for said County.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.

Said Lot No. 24 fronts 113 feet on the easterly side of Emery Drive and runs back 223.8 feet on the northerly line and 226.4 feet on the southerly line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to J. W. Ezell, Sr., and Katheryn L. Ezell, the said Katheryn L. Ezell having been erroneously designated as the wife of the said J. W. Ezell, Sr., she being his daughter, by deed from Tom F. Jones and C. J. Sain, of record in Book 2107, page 385, and Book 2154, page 334, Register's Office for Davidson County, Tennessee, the said J. W. (John Wiley) Ezell, Sr., having since died and devised his interest to Margaret Miles Ezell and Katheryn L. (Love) Ezell, by Will of record in Will Book 84, page 320, Probate Clerk's Office for said County.

Katheryn Love Ezell and F. Miles Ezell, Sr., the Co-Executors of the Estate of John Wiley Ezell, Sr., join this conveyance for the purpose of conveying any and all interest in said property that they might have as the Co-Executors of the Estate of John Wiley Ezell, Sr. Margaret Miles Ezell and Katheryn L. (Love) Ezell, individually, convey all their interest in said property by this instrument.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address ..... (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* Paul M. Dillingham and wife, Catherine E. Dillingham, *their heirs and assigns, forever.*

*And* we *do covenant with the said* Paul M. Dillingham and wife, Catherine E. Dillingham *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.*

And we, Margaret Miles Ezell and Katheryn L. (Love) Ezell, individually, and Katheryn Love Ezell and F. Miles Ezell, Sr., as Co-Executors of the Estate of John Wiley Ezell, Sr.,

*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul M. Dillingham and wife, Catherine E. Dillingham, their /*heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand this* 5th *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.*

CO-EXECUTORS OF ESTATE OF JOHN WILEY EZELL, SR.

Katheryn Love Ezell

F. Miles Ezell, Sr.

INDIVIDUALLY

Margaret Miles Ezell

Katheryn L. (Love) Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A.W. CRAVENS, a Notary Public in and for said County and State, the within named Margaret Miles Ezell and Katheryn L. (Love) Ezell,

the 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 24th day of ~~March~~ February, 19 69.

A.W. Cravens, Notary Public.

Commission Expires NOV. 1 - 1972

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A.W. CRAVENS, a Notary Public in and for said County and State, the within named Katheryn Love Ezell and F. Miles Ezell, Sr. Co-Executors of the Estate of John Wiley Ezell, Sr.,

the bargainors, with whom I am personally acquainted, and who acknowledged that they as Co-Executors of the Estate of John Wiley, Ezell, Sr., executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of ~~February~~ MARCH, 19 69.

A.W. Cravens, Notary Public.

Commission Expires NOV. 1 - 1972

---

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.....

| | | | | | |
|---|---|---|---|---|---|
| MAR-7[illegible] | CONV | 18,000.00 | | | |
| MAR-7[illegible] S'TAX | | | A* | 46.80 | |
| MAR-7[illegible] PR'FEE | | | A* | .50 | |
| MAR-7[illegible] | W'DEED | | A* | 6.00 | * 53.30 |

018527-9

WARRANTY DEED

FROM

MARGARET MILES EZELL, ET ALS

TO

PAUL M. DILLINGHAM, ET UX

A 33009

IDENTIF. REFERENCE

MAR 7 2 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SAINDON