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

WARRANTY DEED

BOOK 4316 PAGE 373

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mattie Bell Warrick	Southern Federal Savings & Loan Assn.	23W15965
(NAME)	(NAME)	
719 Setliff Place	White Bridge Road at Harding Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37205	
(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 grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness in the original principal amount of $11,750.00, payable to Southern Federal Savings and Loan Association of Davidson County, and secured by a deed of trust of record in Book 4213, page 386, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay; We, BILLY R. WATSON AND WIFE, DOROTHY WATSON, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ MATTIE BELL WARRICK, herein called the grantee, her *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. 29 and the northerly part of Lot No. 28 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County, and described as follows: Beginning at the southeast corner of Setliff Place and Seymour Avenue, being the northwest corner of Lot No. 29; thence with the easterly margin of Setliff Place southwardly 90 feet; thence eastwardly 238 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 68 feet to the southerly margin of Seymour Avenue; thence with the southerly margin of said Avenue, westwardly 229 1/2 feet to the point of beginning.

Being the same property conveyed to Billy R. Watson and wife, Dorothy Watson, by deed from Carl W. Davis and wife, Laura Sue Davis, of record in Book 3132, page 75, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 719 Setliff Place, (House Number) (Street) Nashville, Tennessee 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 grantee, her *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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* grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* March, *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.*

Billy R. Watson
(Billy R. Watson)

Dorothy Watson
(Dorothy Watson)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Billy R. Watson and wife, Dorothy Watson,

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* 5th *day of* March, *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 $15,500.71, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Mrs. Mattie Bell Warrick
Affiant

Subscribed and sworn to before me this the 5 day of March 1969

Notary Public

Commission Expires: 4-14-71

MAR 11 69	CONV	15,500.71			
MAR 11 69 S'TAX			B*	40.56	
MAR 11 69 PR'FEE			B*	.50	
MAR 11 69	W'DEED		B*	3.00	* 44.06

WARRANTY DEED

FROM

BILLY R. WATSON ET UX

TO

MATTIE BELL WARRICK

A 33269

IDENTIF. REFERENCE

MAR 11 9 24 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company
320 [illegible]
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee