This instrument prepared by:
Dan H. Jordan
427 Stahlman Building
Nashville, Tennessee

# WARRANTY DEED

BOOK 4326 PAGE 263

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roger W. Sovine | Noel-Palmer Mortgage Company | 7DA02420 |
| (NAME) 3629 Valley Vista Road | (NAME) 402 Stahlman Building | Map 104-13 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee 37201 | Par 207 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ------ TEN DOLLARS ----------
----------($10.00) *Dollars,*
Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, receipt of which is hereby acknowledged including the said Grantees hereby assuming and agreeing pay according to the terms thereof, the balance due on a loan evidenced by a note payable to Noel-Palmer Mortgage Company, Inc. and secured by Deed of Trust on the hereinafter described property, of Record in Book 4319, page 108, R.O.D.C., Tennessee,

I, Paul G. McFarland, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Roger W. Sovine and wife Shirley W. Sovine

their *(XXXXX), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*
Land in Davidson County, Tennessee, being Lot No. 12 of Block "B" on the Map of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the southerly side of Valley Vista Road and runs back between lines 130.32 feet on the westerly line and 136.27 feet on the easterly line, to a dead line in the rear on which it measures 52-1/2 feet.

This conveyance is made subject to a plan of record in Book 547, page 149 Register's Office for Davidson County, Tennessee and an easement for Sanitary sewer and/or storm drainage of record in Book 3932, page 276 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul G. McFarland by deed from Douglas B. White, Jr. and wife Lynn H. White and J. Jefferson Edwards and wife Wanda Faye Edwards of Record in Book 4319, page 106, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,000.00

Subscribed and sworn to before me, this the 14th day of April 19 69

Affiant Roger W. Sovine

My commission expires: Feb 1 1972 (Affix Seal)

Notary Public Dan H. Jordan

This is unimproved ( ) improved (X) property, known as 3629 Valley Vista Road, Nashville, Tennessee
(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*
Roger W. Sovine and wife Shirley W. Sovine
their XXXXXXX
*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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger W. Sovine and wife Shirley W. Sovine, their XXXXXX *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 14th *day of* April, 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.*

Paul G. McFarland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Dan H. Jordan, *a Notary Public in and for said County and State,* Paul G. McFarland, unmarried

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

*Witness my hand and official seal at* Nashville *Tennessee, this* 14th *day of* April, *19* 69.

*Commission expires* Feb 1, 1972 Dan H. Jordan *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* .....

**WARRANTY DEED**

FROM

Paul G. McFarland, unmarried

TO

Roger W. Sovine and wife

Shirley W. Sovine

A 37473

IDENTIF. REFERENCE

APR 16 4 14 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| APR 16 69 | CONV | 23,000.00 | | | | |
| APR 16 69 | S'TAX | | B* | 59.80 | | |
| APR 16 69 | PR'FEE | | B* | .50 | | |
| APR 16 69 | W'DEED | | B* | 3.00 | * | 63.30 |

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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