This instrument prepared by:
Thomas E. Stewart, Attorney
P. O. Box 521
Madison, Tenn. 37115

WARRANTY DEED

BOOK 4339 PAGE 196

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minerva House (NAME)	Minerva House (NAME)	Map 72-9
1603 Jewell Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Lot 77
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of TEN AND NO/100 ($10.00) . . . . . *DOLLARS*
and other valuable considerations receipt of which is hereby acknowledged, the grantee hereby assumes a note that has a balance on May 1, 1969 of $5,663.41 payable to Noel-Palmer Mortgage Co., Inc. secured by a Deed of Trust as recorded in Book 2980 page 37 R.O.D.C.T. and further agrees to carry out the terms of said note and Deed of Trust and further holds the grantors harmless from the same. Daniel A.Mitchell and wife, Rebecca A.Mitchell *have bargained and sold, and by these presents do transfer and convey unto the said* Minerva House, a single woman her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEing Lot No. 120 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County.

Said lot fronts 60 feet on the easterly side of Jewell Street and runs back between parallel lines 150 feet to a dead line, (according to field measurement 147.2 feet on the northerly line and 146.8 feet on the southerly line) on which it measures 60 feet.

The Plan of record in Book 1130, page 97, said Register's Office, shows a 35-foot minimum building setback line from Jewell Street, and a 10-foot easement for public utitlity purposes along the rear line of said lot.

Being the same property conveyed to the undersigned by Deed of record in Book 2956, page 622, R.O.D.C.T.

The above described property is being conveyed subject to Restrictions of record in Book 1357, page 677, said Register's Office.

This is (unimproved ( ) improved (X)) property, known as 1603 (House Number) Jewell St. (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 grantors their *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 above.

And we, Daniel A. Mitchell and wife, Rebecca A. Mitchell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Minerva House her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* May, *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.*

Daniel A Mitchell
Rebecca A. Mitchell

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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, Daniel A. Mitchell and wife, Rebecca A. Mitchell

the within named 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, Davidson County, Tennessee, this 29th day of May, 19 69.

Jane H. Smith
Notary Public

Commission expires 5-15-71

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 $ 8500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of May 1969

Notary Public

Commission Expires: 5-15-71

JUN-3	CONV	*8,500.00			
JUN-3	S'TAX		B*	22.10	
JUN-3	PMTFEE		B*	.50	
JUN-3	WTDEED		B*	3.00	* 25.60

WARRANTY DEED

FROM

TO

A.4.3.0 7 5

IDENTIF. REFERENCE

JUN 3 3 45 PM '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

Mark Theo & Stewart
Box 521
Madison 37115