This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leroy F. Barden, Jr., etux	First Federal Savings & Loan Association,	26W 0975
(NAME)	(NAME)	
221 Bowling Avenue	236 Fourth Avenue, North,	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37205	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ($10.00) ---------- *Dollars,*
cash in hand paid by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantee assuming and agreeing to pay balance owing under Deed of Trust of record in Book 3815, page 923, Register's Office for Davidson County, Tennessee, to secure to First Federal Savings and Loan Association, payment of note in original principal amount of $7500.00, payable as specified therein,

I, Elizabeth Kittel, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said

Leroy F. Barden, Jr., and wife, Dorothy H. Barden,

their ~~xxx~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Elizabeth Kittel by deed from James E. Woodard, Jr. and wife, Octavia R. Woodard, of record in Book 2650, page 457, 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 $ 10,000.00

Subscribed and sworn to before me, this the 7th day of June 69

My Commission Expires Oct. 31, 1971

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3809 Central Avenue, 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

Leroy F. Barden, Jr., and wife, Dorothy H. Barden,

their ~~xxx~~ *(successors), 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,* except for abovementioned deed of trust assumed by Grantee.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leroy F. Barden, Jr., and wife, Dorothy H. Barden,

~~xxx~~ their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this seventh day of June, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth Kittel

Elizabeth Kittel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Elizabeth Kittel, an unmarried person,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 7th *day of* June, *19*69.

Ina N. Kent *Notary Public*

Commission expires My Commission Expires Oct. 31, 1971

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 .....

JUN 11 69	CONV	10,000.00			
JUN 11 69	S'TAX		B*	26.00	
JUN 11 69	PRFEE		B*	.50	
JUN 11 69	MDEED		B*	3.00	* 29.50

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

A 4 4 0 1 7

IDENTIF. REFERENCE

JUN 11 11 18 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ELIZABETH KITTEL

TO

LEROY F. BARDEN, JR. ETUX

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE