BOOK 4347 PAGE 643

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul I. Eells et ux.	National Mortgage Company	Map. 115-7
(NAME) 646 Brook Hollow Road	(NAME) 4041 Knight Arnold Dr.	Par. 88
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty One Thousand Nine Hundred and no/100 ---------- ----------($31,900.00) ---------- *Dollars,*

cash in hand paid by Paul I. Eells and wife, Lois Eells, the receipt of which is hereby acknowledged,

We, Robert Neal Hobgood and wife, Helen Hobgood,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul I. Eells and wife, Lois Eells, their

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

Being Lot No. 335 on the Map of West Meade Farms, Inc., Section "N", as of record in book 2133, page 94, Register's Office for said County.
Said Lot fronts 150 feet on the easterly side of Brook Hollow Road and runs back 231 feet on the northerly line and 340.3 feet on the southerly line to a dead line, measuring 182.2 feet thereon.
Being the same property conveyed to Robert Neal Hobgood and wife, Helen Hobgood, by deed from Elbert F. Tucker and wife, of record in book 3670, page 196, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes, 80-foor building setback line from Brook Hollow Road, and conditions of owners certificate, as shown on plan of record in book 2133, page 94, said Register's Office; and to restrictive covenants of record in book 2278, page 371, said Register's Office.

Robert Neal Hobgood and Robert N. Hobgood being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 31,900.00

Subscribed and sworn to before me, this the 3rd day of July 1969

Affiant Paul I Eells

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Essary

This is unimproved ( ) improved (X) property, known as 646 Brook Hollow 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 Paul I. Eells and wife, Lois Eells, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 taxes for 1969 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul I. Eells and wife, Lois Eells, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* July, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen C Hobgood

Robert N. Hobgood

This Instrument Was Prepared By

Danny W. Pedigo (MTS)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Robert Neal Hobgood and wife, Helen Hobgood,

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, *Tennessee this* 3rd *day of* July, *19*69

Commission expires June 6, 1972 Mary Emery *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 .....

JUL-3 CONV 31,900.00
JUL-3 S'TAX C* 82.94
JUL-3 PR'FEE C* .50
JUL-3 DEED C* 3.00 * 86.44

A 46690

IDENTIF. REFERENCE

JUL 3 3 53 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

WARRANTY DEED

FROM
Robert Neal Hobgood et ux.

TO
Paul I. Eells et ux.

Return to Grantee Title
204328