# WARRANTY DEED

BOOK 4347 PAGE 669

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James E. Pitts (NAME) | Murphree Mortgage Company (NAME) | Map 148-6 |
| 235 Margo Lane (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Ave., N. (STREET ADDRESS) | Par. 4 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3275 page 111, Register's Office for Davidson County, Tennessee.

We, Lawrence A. Adams and wife, Marian E. Adams

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

James E. Pitts and wife, Gleena C. Pitts

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

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Haywood Acres, Section IV, of record in Book 2900, page 93, Register's Office for said County.

Said Lot No. 126 fronts 90 feet on the east side of Margo Lane and runs back 232.2 feet on the north line and 227.6 feet on the south line to a dead line in the rear on which it measures 90.08 feet.

Being the same property conveyed to Lawrence A. Adams and wife, Marian E. Adams by deed from Corbert Homer Welch, Jr. and wife, Betty Aileen Welch of record in Book 4189, page 604, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,911.61

Subscribed and sworn to before me, this the 3 day of July, 19 69

Affiant: James E. Pitts

My commission expires: 5/10/70 (Affix Seal)

Notary Public: Hollie T. Weimar

This is unimproved ( ) improved ( ) property, known as ..... (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*

James E. Pitts and wife, Gleena C. Pitts

their (~~XXXXX~~), *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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James E. Pitts and wife, Gleena C. Pitts, their (~~XXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 3rd *day of* July, 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.*

Lawrence A. Adams
Marian E. Adams

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Nellie T. Weimar, *a Notary Public in and for said County and State,* Lawrence A. Adams and wife, Marian E. Adams

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

Nellie T. Weimar *Notary Public*

*Commission expires* 5/10/70

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* .....

OAKES AND SMITH REALTY CO., INC.

**WARRANTY DEED**

FROM

LAWRENCE A. ADAMS, ET UX

TO

JAMES E. PITTS, ET UX

| | | | | | |
|---|---|---|---|---|---|
| JUL-7'69 | CONV | 18,911.61 | | | |
| JUL-7'69 | S'TAX | | C* | 46.80 | |
| JUL-7'69 | S'TAX | | C* | 2.34 | |
| JUL-7'69 | PR'FEE | | C* | .50 | |
| JUL-7'69 | W'DEED | | C* | 3.00 | * 52.64 |

A 4 6 7 0 0

IDENTIF. REFERENCE

JUL 7 8 30 AM '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

PEDIGO & SAINDON