This deed prepared by:
Wm. F. Carpenter, Jr.
Nashville, Tenn.

WARRANTY DEED

BOOK 4349 PAGE 29

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph G. Francis (NAME)	~~Same~~ / YUKPHKEE MORTG. Co. (NAME)	5D-3423
343 Dade Drive (STREET ADDRESS OR ROUTE NUMBER)	Union St (STREET ADDRESS)	Map 148-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nash. Tenn (CITY) (ZONE) (STATE)	Par. 143

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by Joseph G. Francis and wife, Nancy M. Francis, and other good and valuable consideration, the receipt of all of which is hereby acknowledged; and the assumption by said Joseph G. Francis and wife, Nancy M. Francis, of a note dated May 9, 1960, in the principal sum of $12,150.00, secured by deed of trust from Armer B. Wolfe, et ux to Ferriss C. Bailey, Trustee, recorded in Book 3086, page 301, Register's Office for Davidson County, Tenn., and assigned to Union Dime Savings Bank by instrument recorded in Book 3087, page 355, Register's Office for Davidson County, Tennessee, on which there is now owing $ 10,331.81

We, Armer B. Wolfe and wife, Edna P. Wolfe

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

Joseph G. Francis and wife, Nancy M. Francis, their

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

Being Lot No. 70 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register'sOffice for said County.

Said Lot No. 70 fronts 149.7 feet on the south side of Dade Drive and runs back 234.1 feet on the west line and 241.8 feet on the east line to a dead line in the rear on which it measures 110.8 feet.

Being the same property conveyed to Armer B. Wolfe and wife, Edna P. Wolfe, by deed from Jones and Land Company, of record in Book 3070, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and setback line and conditions of owners certificate shown on plan of record in Book 2900, page 17, R.O.D.C. Tenn.;

Restrictive covenants contained in instrument recorded in Book 2928, page 103, R.O.D.C. Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,200.00

Subscribed and sworn to before me, this the 7th day of July 19 69

Armer B. Wolfe
Affiant

My commission expires: 2-7-73
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 343 Dade Drive (House Number) (Street) Nashville, Tennessee 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 Joseph G. Francis and wife, Nancy M. Francis, 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 as aforesaid and taxes for 1969

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph G. Francis and wife, Nancy M. Francis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *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.*

Armer B. Wolfe

Edna P. Wolfe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4319 PAGE 30

Personally appeared before me, Betty B. Hensley, *a Notary Public in and for said County and State,* Armer B. Wolfe and wife, Edna P. Wolfe

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* 7th *day of* July, *19* 69

Betty B. Hensley *Notary Public*

Commission expires 2-7-73

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 .....

ED ... E REALTY
4740 Nolensville Road
Ph. 833-1[illegible]

WARRANTY DEED

FROM

Armer B. Wolfe, Et Ux

TO

Joseph G. Francis, Et Ux

A 47374

IDENTIF. REFERENCE]

JUL 11 3 52 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 11 69	CONV	15,831.00				
JUL 11 69	S TAX		C*	41.08		
JUL 11 69	PRT FEE		C*	.50		
JUL 11 69	W DEED		C*	3.00	*	44.58

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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