This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. G. Maddox	Murphree Mtg Co.	12D - 59930
(NAME) 3004 Rich Acres Dr.	(NAME) 226 3rd Ave No.	Map 60-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn	Par. 109
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 4319 PAGE 731

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS, cash in hand paid by Grantees, and other good and valuable consideration, the Dollars, receipt of which is hereby acknowledged, and for the further consideration of Grantees assuming and agreeing to pay balance owing under Deed of Trust of record in Book 2530, page 593, Register's Office for Davidson County, Tennessee, to secure payment of a note for $11,800.00, payable as therein specified. (Said note and deed of trust was assigned to The Mutual Life Insurance Company of New York, by instrument of record in Book 2564, page 89, said Register's Office).

I, AMM V.L.H. WSM V.L.H.

we, Vivian L. Howlett and ~~Church D. Howlett~~,

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

W. G. Maddox and wife, Anna M. Maddox,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Hillhurst Acres, Section I, as of record in Book 2331, page 51, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the east side of Rich Acres Drive and runs back 233.8 feet on the north line and 233.5 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Church D. Howlett and wife, Vivian L. Howlett, by deed from W. F. Carr and wife, Dorothy Carr, of record in Book 2546, page 273, Register's Office for Davidson County, Tennessee, and later Church D. Howlett conveyed his interest to Vivian L. Howlett by deed of record in Book 3796, page 744, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $ 4282.93

Subscribed and sworn to before me, this the 15th day of July, 1969

Affiant Robert D. Allen II agent

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public Raymond H. Barrow

This is improved ( ) unimproved (X) property, known as 3004 Rich Acres Drive, 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

W. G. Maddox and wife, Anna M. Maddox,

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 for abovementioned deed of trust.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said W. G. Maddox and wife, Anna M. Maddox,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th 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.

Vivian L. Howlett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* Vivian L. Howlett and Church DxHowlett

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 15th *day of* July, *19*69

Commission expires My Commission Expires April 21, 1971 Raymond H Darrow *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.16 CONV 14,282.93
JUL.16 STAX B* 37.18
JUL.16 PRTEE B* .50
JUL.16 MDEED B* 3.00 * 40.68

A 47696

IDENTIF. REFERENCE

JUL 16 9 36 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

VIVIAN L. HOWLETT et al

TO

W. G. MADDOX et ux

Compliments of

Guaranty Title

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