TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal S. & L. Assn. (NAME)	Map 59-10
(STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union (STREET ADDRESS)	Pc. 30
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4356 PAGE 367

For and in consideration of the sum of ----------($10.00)---------- Ten and no/100---------- DOLLARS cash in hand paid by Ester J. Junior, Jr. and wife, Samella W. Junior hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

W. C. Allen and wife, Irene N. Allen

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Royal Garden Estates, Section I, as of record in Book 3700, page 29, Register's Office for said County.

Said Lot No. 17 fronts 108 feet on the westerly side of Dunbar Drive and extends back between parallel lines, 175 feet to a dead line.

Being property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Co., as of record in Book 4177, page 190, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is improved (X) unimproved ( ) property, known as 3853 Dunbar Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of August, 1969

W. C. Allen

Irene N. Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen the 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 7th day of August, 1969

Commission expires ---------- Notary Public [illegible]

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
W. C. ALLEN and wife, IRENE N. ALLEN

To
ESTER J. JUNIOR, JR. and wife, SAMELLA W. JUNIOR

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, COLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PLEASE MAIL TO - Mr. E. J. Junior, Jr., 3853 Dunbar Drive, Nashville, Tenn. 37207

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A 5 0 2 7 2

IDENTIF. REFERENCE

AUG 8 2 26 PM '69

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-8	CONV	32,000.00				
AUG-8	S'TAX		A*	83.20		
AUG-8	PR'FEE		A*	.50		
AUG-8	W'DEED		A*	3.00	*	86.70

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the [illegible] of the actual consideration for or value of the property interest herein transferred is $ 32,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 7 day of August, 1969.

My commission expires: [illegible]

Notary Public, in and for the aforesaid State and County.