DEED PREPARED BY JAMES R. MCKINNEY, ATTORNEY, MADISON, TENNESSEE

BOOK 4363 PAGE 191

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Matthew N. LaCroix et ux	Fidelity Fed. Sav.&Loan Assn.	Map 43-9
(NAME)	(NAME)	Par. 18
207 DuPont Avenue	Fourth and Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of an indebtedness as evidenced by an instrument of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee,

we, BILLY JAMES FLATT and wife, DAISY EARLENE FLATT, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* MATTHEW N. LACROIX and wife, LEATHA G. LACROIX, hereinafter called the GRANTEES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 15, Block "C", on the Map of Woodlawn Estates, as of record in Book 843, page 82.

Said Lot No. 15 fronts 50 feet on the northerly side of DuPont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Billy James Flatt and wife, Daisy Earlene Flatt by deed from MollyVivian Bullock Grissom and Sally Bullock Mitchell, only heirs-at-law of Vasher B. Spears, deceased, as of record in Book 4151, page 949, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 207 DuPont Avenue, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

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,* except as herein assumed by Grantees,

And we, the GRANTORS, *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.*

Witness our *hand* s *this* 5th *day of* September, *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.*

Billy James Flatt

Daisy Earlene Flatt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* BILLY JAMES FLATT and DAISY EARLENE FLATT, *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 Madison *, Tennessee, this* 5th *day of* September *, 19* 69.

James R. McKinney *Notary Public*

Commission expires Feb 21, 1973

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $9200 OC EX.

Affiant Billy James Flatt

Subscribed and sworn to before me this 5th day of September, 1969.

James R. McKinney
NOTARY PUBLIC

COMMISSION EXPIRES: Feb. 21, 1973

SEP-8	CONV	*9,200.00			
SEP-8 S'TAX			A*	23.92	
SEP-8 PR'FEE			A*	.50	
SEP-8	W'DEED		A*	3.00	* 27.42

WARRANTY DEED

FROM

BILLY JAMES FLATT ET UX

TO

Matthew N. LaCroix et ux

A 53305

IDENTIF. REFERENCE

SEP 8 1 08 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee