(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4372 PAGE 107

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy George Roberts	Fidelity Federal Savings & Loan Assoc.	10 D 43681
301 (NAME:) 221 Northside Drive	(NAME:) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ JIMMY GEORGE ROBERTS AND WIFE, AMAZONA G. ROBERTS, herein 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:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of North Hill Estates, Section 2, as of record in Book 3700, page 51, Register's Office for said County.

Said Lot No. 12 fronts 144.87 feet on the northeasterly side of Northside Drive, and extends back 315 feet on the northwesterly line and 251.8 feet on the southeasterly line, to a line in the rear on which it measures 139.3 feet.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from Mrs. Olene C. Huffines, a widow, of record in Book 4356, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4020, page 752, as amended in Book 4104, page 369; setback line and easement as shown on Plan of record in Book 3700, page 51; all in said Register's Office.

This is ( ) unimproved (X) improved property, known as 301 (Lot 12, Section 2, North Hill Estates) ~~221~~ Northside Drive, 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 stated herein.

And we, the said 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* 13th *day of* October, *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.*

G. W. Hire
(G. W. Hire)

Lula Mae Hire
(Lula Mae Hire)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. W. Hire and wife, Lula Mae Hire,

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 13th day of October, 19 69.

E. A. Eskew Jr. Notary Public

Commission expires January 27, 1970

OCT 14 69	CONV	28,750.00				
OCT 14 69	S'TAX		A*	74.62		
OCT 14 69	PR'FEE		A*	.50		
OCT 14 69	W'DEED		A*	3.00	*	78.12

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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $28,750.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

J. L. Roberts
Affiant

Subscribed and sworn to before me this the 13 day of Oct. 1969

E. A. Eskew Jr.
Notary Public

Commission Expires:
January 27, 1970

018803-9

WARRANTY DEED

FROM
G. W. HIRE ET UX

TO
JIMMY GEORGE ROBERTS ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 57287

IDENTIF. REFERENCE

OCT 14 2 17 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee