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WARRANTY DEED

Prepared by Hoop Nadler Jicuzzo Federal Nash Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances S. Acuff (NAME)	SAME (NAME)	Map 115-11
4211 Utah Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 49
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument was prepared by: James K. P. Sadler, Torrington Ct., Nashville, Tenn.

FOR AND IN CONSIDERATION of the sum of ($10.00) - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *Dollars,* cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee herein, of an unpaid principal balance of $ 11500.00 of an original note dated March 17, 1960, in the amount of $15,000.00, which note is secured by a Deed of Trust executed by James K. P. Sadler and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 3048, page 505, Register's Office for Davidson County, Tennessee.

We, James K. P. Sadler and wife, Clara W. Sadler,

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

Frances S. Acuff, her

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

Being Lot No. 67 on the Plan of West Meade Estates, Section I, of record in book 2663, page 110, Register's Office for said County.
Said lot No. 67 fronts 46.11 feet on the southerly margin of Torrington Court, a dead end street, and runs back between lines 279 feet on the easterly side and 362 feet on the westerly side to a dead line in the rear on which it measures 295.5 feet.
Being the same real property conveyed to James K. P. Sadler and wife, Clara W. Sadler by deed from A. B. Ivey, which deed is of record in book 3033, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 100-foot building setback line from Torrington Court, and conditions of owners certificate, as shown on plan of record in book 2663, page 110, said Register's Office, and to restrictions of record in book 2864, page 348, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39 Sec C

Subscribed and sworn to before me, this the 31st day of October is 69

Affiant Frances S. Acuff

My commission expires: April 15, 1971 (Affix Seal)

Notary Public Hugh D. Randolph

This is unimproved ( ) improved ( ) property, known as ..... (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

Frances S. Acuff, her

(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 above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Frances S. Acuff, her

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

Witness our hand S this 31st day of October 19 69 ~~the corporate party of one part, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

James K. P. Sadler

Clara W. Sadler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* James K. P. Sadler and Clara W. Sadler, *the within named 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* 31st *day of* October, *19* 69.

Hugh J. Bradley, *Notary Public*

Commission expires April 15, 1971

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 .....

OCT 31 69	CONV	31,500.00			
OCT 31 69	S'TAX		B*	81.90	
OCT 31 69	PR'FEE		B*	.50	
OCT 31 69	W'DEED		B*	3.00	* 85.40

WARRANTY DEED

FROM

James K. P. Sadler et ux

TO

Frances S. Acuff

A 5 9 1 5 6

IDENTIF. REFERENCE

OCT 31 11 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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