This instrument prepared by Clyde P. Holland, Attorney, Law Office of Warfield, Entrekin & Jones, Third National Bank Building Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4376 PAGE 641

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES R. VADEN, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 73-5
2713 Sandy Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3107 (STREET ADDRESS)	Par. 165
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ---------- TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by James R. Vaden and wife, Nancy B. Vaden, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the agreement by James R. Vaden and wife, Nancy B. Vaden to assume and agree to pay the unpaid balance of a loan in the original principal amount of $13,700.00, of record in Book 4180, Page 601, Register's Office for Davidson County, Tennessee,

James Edward Hendershot and wife, Carla B. Hendershot

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Vaden and wife, Nancy B. Vaden, 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 Riverwood Terrace as of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.
SAID Lot No. 7 fronts 87.08 feet on the westerly side of Sandy Drive and runs back between lines measuring 160.92 feet on the southerly line and 182.43 feet on the northerly line which is a broken line to a dead line in the rear, measuring 78 feet thereon.
BEING the same property conveyed to James Edward Hendershot and wife, Carla B. Hendershot by deed from Wilson C. Tate, Jr., and wife, Connie J. Tate of record in Book 4180, Page 600, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to current taxes; a deed of trust of record in Book 4180, Page 601, R. O. D. C., Tennessee; restrictive covenant contained in instrument of record in Book 2087, Page 503, R. O. D. C., Tennessee; and the Plan of record in Book 1835, Page 134, showing owner's certificate, building setback line, public utility easement and utility anchor easement of record in Book 2102, Page 361, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 28 day of October 19 69

Affiant James R Vaden

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P Holland

This is { unimproved ( ) / improved ( ) } property, known as 2713 Sandy Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James R. Vaden and wife, Nancy B. Vaden, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Vaden and wife, Nancy B. Vaden, their (~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *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.*

James Edward Hendershot
JAMES EDWARD HENDERSHOT

Carla B. Hendershot
CARLA B. HENDERSHOT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED *, a Notary Public in and for said County and State,* JAMES EDWARD HENDERSHOT and wife, CARLA B. HENDERSHOT

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* 28 *day of* October, *19*69.

Notary Public

Commission expires 5-3-72

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 .....

WARRANTY DEED

FROM
JAMES EDWARD HENDERSHOT and wife, CARLA B. HENDERSHOT

TO
JAMES R. VADEN and wife,

NANCY B. VADEN

NOV-3 69	CONV	16,000.00			
NOV-3 69	S'TAX		B*	41.60	
NOV-3 69	PR'FEE		B*	.50	
NOV-3 69	W'DEED		B*	3.00	* 45.10

A 59307

IDENTIF. REFERENCE

Nov 3 9 36 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

Please Return to:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37201