(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

6.10¢. ST

BOOK 4388 PAGE 895

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elem C. Minchey and wife	(same)	11D 77405
(NAME:)	(NAME:)	Map 52-1
743 Oakdell Avenue		Par. 255 pt
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(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, including the assumption by the said grantees of the unpaid balance of an indebtedness in the original principal amount of $6,755.00, secured by a vendor's lien retained in the deed from Ewing O. Harper, Jr. and wife to William Oscar Biggs and wife, of record in Book 3938, page 275; Register's Office for Davidson County, Tennessee;

I, NANNIE W. BIGGS, A WIDOW, hereinafter called the grantor,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ ELEM C. MINCHEY AND WIFE, MILDRED F. MINCHEY, 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. 10 of Block B on the Map of a Resubdivision of Power and Roth's Subdivision of part of Madison Park, as of record in Book 843, page 75, Register's Office for said County.

Said lot fronts 50 feet on the east side of Oakdell Avenue and runs back between parallel lines, 145 feet to a dead line.

Being the same property conveyed to William Oscar Biggs and wife, Nannie W. Biggs, by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, of record in Book 3938, page 275, said Register's Office; the said William Oscar Biggs having since died.

This is unimproved ( ) improved (X) property, known as 743 Oakdell Avenue, (House Number) (Street) Madison, Tennessee 37115 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 I *do covenant with the said* grantees *that* I am *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 I, the said grantor, *do further covenant and bind* myself, my *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 my *hand this* 23 *day of* December, *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.*

Nannie W. Biggs
(Nannie W. Biggs)

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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, Nannie W. Biggs, a widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, this 23 day of December, 19 69.

Commission expires Jan. 26, 1971 Lee Sweeney Notary Public

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.

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

DEC 30 CONV *6,134.85
DEC 30 S'TAX B* 15.86
DEC 30 PR'FEE B* .50
DEC 30 W'DEED B* 3.00 * 19.36

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 $ 6134.85, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Clarence L Watt
Affiant

Subscribed and sworn to before me this the 23rd day of Dec. 1969

Lee Sweeney
Notary Public

Commission Expires: Jan. 26, 1971

WARRANTY DEED

FROM

NANNIE W. BIGGS. A WIDOW

TO

ELEM C. MINCHEY ET UX

A 64652

IDENTIF. REFERENCE

DEC 30 10 42 AM '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