Address of new owners:
Frank M. Aldridge
317 Idlewild Ave.,
Madison, Tenn. 37115.

BOOK 4389 PAGE 880 Map 43-13 Par 324

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of $6,000.00..... **DOLLARS ($** 6,000.00 **),**

.....Six Thousand and no/100.....

$1,818.50 paid in cash by Frank M. Aldridge and wife, Virginia Lorene Aldridge, the receipt of which is hereby acknowledged, and the assuming of a deed of trust note in the amount of $4,127.41 dated Dec. 26-69 , payable to the order of the Bank of Goodlettsville Goodlettsville, Tenn., bearing interest at the rate of 8%, and payable $75.00 monthly (Interest & Principal) for 3 years, with all of the remaining balance due 12-26-72,

we, Everett J. Upchurch and wife, Dorothy Sue Upchurch,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank M. Aldridge and wife, Virginia Lorene Aldridge,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

Being Lot No. 26, Block "E", Crittenden Estates, of record in Book 974, page 69, R.O.D.C., Tenn.
Said Lot No. 26, of Block "E", fronts 56 feet on the easterly side of Idlewild Ave., runs back between lines, 138.1 feet on the north line and 138.2 feet on the south line to a dead line in the rear, which measures 56 feet thereon.
Being the same property conveyed to Vitalas Hembree, unmarried, by deed from A. L. Hanes and wife, Lillian C. Hanes, as of record in Book 1734, page 333, R.O.D.C., Tenn.
Being the same property conveyed to Everett J. Upchurch and wife, Dorothy Sue Upchurch by deed from Vitalas Hembree (Unmarried), of record in Book 3644, page 14, R.O.D.C., Tenn.

JAN-5??	CONV	*6,000.00			
JAN-5??	S'TAX		A*	15.60	
JAN-5??	PR'FEE		A*	.50	
JAN-5??	W'DEED		A*	3.00	* 19.10

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 26th **day of** Dec., **19** 69

Dorothy Sue Upchurch
Dorothy Sue Upchurch

Everett J. Upchurch
Everett J. Upchurch

This instrument prepared by-
L. Kenneth Johnson, Attorney,
303 3rd Ave. N., Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF

Before me, xxxxx **a Notary Public in and for the State and County aforesaid, personally appeared the within named** Everett J Upchurch + Dorothy Sue Upchurch **the 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 Goodlettsville **Tennessee, this, the** 26 **day of** Dec **19** 69

My commission expires: 3-14-70

Notary Public

STATE OF Davidson, Tennessee.
COUNTY OF Davidson

Before me, G.G.Garrett, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank M. Aldridge and wife, Virginia Lorene Aldridge

the 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 Goodlettsville, Tennessee, this, the 26th day of Dec., 1969.

Notary Public

My commission expires: 3-14-70.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

Notary Public

My commission expires:

WARRANTY DEED

From
Everett J. Upchurch et ux

To
Frank M. Aldridge et ux

State of Tenn.,
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 ~~$ 20,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of Dec. 1969.

Notary Public.

My Commission Expires 3-14-70

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

A 65160

69

IDENTIF. REFERENCE

JAN 5 8 19 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.