NEW OWNERS: Charles V. Babb, et ux
ADDRESS: 301 Hollywood Street
Goodlettsville, Tennessee
37072

SEND TAX BILLS TO: ~~SAME~~
ADVANCE MORTGAGE CO.
1st National Building
Detroit, Mich. 48226

BOOK 4395 PAGE 754

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 46-5 Par. 111
SEND TAX NOTICES TO:
ADDRESS: Same

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)---------- DOLLARS
Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.
AND Grantees assume and agree to pay the unpaid balance of a note in the original amount of ELEVEN THOUSAND DOLLARS ($11,000.00), with an unpaid balance of TEN THOUSAND, ONE HUNDRED TWENTY-SEVEN AND 65/100 DOLLARS ($10,127.65), and secured by a Deed of Trust from Raymond David Patzer and wife, Janelle Patzer, to J. J. Foley, Jr., Trustee, as of record in Book 3815, Page 969, Register's Office for Davidson County, Tennessee, to secure Advance Mortgage Company said amount.

FEB-4?0	CONV	15,000.00				
FEB-4?0	S'TAX		A*	39.00		
FEB-4?0	PR'FEE		A*	.50		
FEB-4?0	W'DEED		A*	4.50	*	44.00

We, Janelle Patzer and husband, Raymond David Patzer,
have bargained and sold, and by these presents do transfer and convey unto the said
Charles V. Babb and wife, Annie N. Babb, 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. 1 and the westerly ½ of Lot No. 2, Block "J", on the Plan of Roscoe Place, Third Addition as of record in Book 843, Page 74, Register's Office for said County.

SAID lot and part of lot adjoin and front together 75 feet on the southerly side of Hollywood Street and extend back between lines along the easterly margin of Hudson Avenue 150 feet to a dead line.

BEING the same property conveyed to Janelle Patzer by deeds from Raymond David Patzer of record in Book 4333, Page 585, and from William Claude Moore and wife, of record in Book 3815, Page 968, Register's Office for Davidson County, Tennessee.

NOTE: Escorw account with Advance Mortgage Company and insurance policy with St. Paul Fire & Marine Insurance Company are hereby transferred to Grantees as a part of the consideration of this conveyance.

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Charles V. Babb

Sworn to and subscribed before me
this 28th day of January, 19 70.

NOTARY PUBLIC

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

My commission expires: 1-27-73

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles V. Babb and wife, Annie N. Babb, their heirs and assigns, forever.

And we, Raymond David Patzer and wife, Janelle Patzer, do covenant with the said ~~Charles V. Babb and wife, Annie N. Babb,~~ 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.

And we, Janelle Patzer and husband, Raymond David Patzer, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles V. Babb and wife, Annie N. Babb, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of January, 1970

X Janelle Patzer
Janelle Patzer

Raymond David Patzer
Raymond David Patzer

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STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle Patzer and Raymond David Patzer,

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 28th day of January, 1970

Notary Public

Commission Expires 12-7-70

STATE OF
County of

Personally appeared before me, , Notary Public in and for said County and State, the within named

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

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

, Notary Public

Commission Expires

STATE OF TENNESSEE
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19.

My commission expires

Notary Public

IDENTIF. REFERENCE
FEB 5 10 11 AM '70
FELIX Z. WISE
DAVIDSON COUNTY REGISTER
SUMMER COUNTY, TENN.

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