WARRANTY DEED

BOOK 4395 PAGE 839

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Linden Madden et al.	Lovell & Malone, Inc.	Map. 104-10
(NAME)	(NAME) P.O. Box 2663	Pat. 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FWL

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand and no/100 ---------- ($22,000.00) ---------- *Dollars,* of which $ 18,023.41 has been paid in cash by William Linden Madden and wife, Truly Evelyn Madden, and Mrs Monia Edna Madden, the receipt of which is hereby acknowledged, and for the remainder the said William Linden Madden and wife, Ruly Evelyn Madden and Mrs. Monia Edna Madden have assumed and agree to pay the unpaid balance of $ 3,976.59 of an original indebtedness of $7,500.00 secured by deed of trust of record in book 2676, page 247, Register's Office for Davidson County, Tennessee,

We, R. W. Williams and wife, Margaret S. Williams,

have this day bargained and sold, and do hereby transfer and convey unto the said William Linden Madden and wife, Truly Evelyn Madden, ~~and Mrs. Monia Edna Madden, with right of survivorship, their~~ a remainder interest, and to Mrs. Monia Edna Madden. a life estate, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 11 of Block 6 on the Plan of Fairfax Place, as of record in book 547, pages 137 and 138, Register's Office for said County.
Said lot No. 11 fronts 80 feet on the northwesterly side of Hillside Drive and runs back 237.6 feet on the northeasterly line and 152.5 feet on the southwesterly line to the easterly margin of 32nd Avenue South, measuring 118 feet thereon.
Being the same property conveyed to R. W. Williams and wife, Margaret S. Williams, by deed from Mary Ermine Nowicki, formerly Edwards, of record in book 2549, page 441, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 2ND day of February 1970

Affiant William Linden Madden

My commission expires: April 30 1973 (Affix Seal)

Notary Public Henry M. Gilbert

This is unimproved ( ) improved (X) property, known as 2822 Hillside Drive, Nashville, Tennessee (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 William Linden Madden and wife, Truly Evelyn Madden and Mrs. Monia Edna Madden, 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.*, except by deed of trust 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* William Linden Madden and wife, Truly Evelyn Madden and Mrs. Monia Edna Madden, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* February, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
American Trust Building
Nashville, Tennessee

R. W. Williams
Margaret S. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Henry A. Gillespie, *a Notary Public in and for said County and State,* R. W. Williams and wife, Margaret S. Williams,

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 *this* 2nd *day of* February, *19* 70

Henry A. Gillespie
Notary Public

Commission expires April 30 1973

NOTARY PUBLIC STATE OF TENNESSEE EXPIRES APR 30 1973

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 .....

FEB-4 70 CONV 22,000.00 B* 57.20
FEB-4 70 S'TAX B* .50
FEB-4 70 PRFEE B* 3.00
FEB-4R WDEED B* 60.70

REALTY CO.

WARRANTY DEED

FROM
R. W. Williams et ux.

TO
William Linden Madden et al.

A 67777

IDENTIF. REFERENCE

FEB 4 2 22 PM '70
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE