BOOK 4398 PAGE 506 -

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF [illegible] 19 [illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger L. Whitson, etal (NAME)	Murphree Mortgage (NAME)	Map 120-2
1311 Venus Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par 100
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	2D-58090

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Avie M. Whitson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger L. Whitson and Mary Louise Loftis

HEREINAFTER 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. 44 on the Map of Stardust Acres as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60 feet on the South side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Avie M. Whitson by deed from James Howard Groves and wife, Virginia Osborne Groves, as of record in Book 4195, Page 434, Register's Office for said County.

This conveyance is made subject to a first mortgage held by Murphree Mortgage Company, and to all applicable Metropolitan government planning and zoning regulations.

Roger and Louise Loftis, father and mother reserve the right to stay at this property as long as we both live.

This is { } unimproved { } improved property, known as 1311 Venus Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of ~~October~~ Jan, 1969 70

Avie M Whitson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, D. Y. Waller, a Notary Public in and for said County and State, the within named Avie M. Whitson

the 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 Nashville, Tennessee, this 31 day of ~~October~~ Jan 1969 70

Commission expires 3-11-73 11, 1973

D. Y. Waller
Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM Avie M. Whitson

TO Roger L. Whitson and Mary Louise Loftis

A 68921

IDENTIF. REFERENCE

FEB 18 9 18 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Nashville, Tenn 37219

FEB18 70	CONV	*7,700.00			
FEB18 70	S'TAX		A*	20.02	
FEB18 70	PR'FEE		A*	.50	
FEB18 70	W'DEED		A*	3.00	* 23.52