BOOK 4399 PAGE 40

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP, PARCEL, GROUP NO. |
|---|---|---|
| Terrance E. Thomas (NAME) | Dobson & Johnson, Inc. (NAME) | MAP 61-16 |
| 1316-1/2 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1109 J. C. Bradford Building (STREET ADDRESS) | PAR 203 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Terrance E. Thomas and wife, Sonja Thomas, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Marion Thurman and wife, Eva Thurman,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Terrance E. Thomas and wife, Sonja Thomas,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 48 on the plan of Kennedy & Graves Subdivision of Block "C" and "D" of Monte Vista, of record in book 843, page 14, Register's Office for said County.

Beginning on the southerly margin of McAlpine Avenue at the north-easterly corner of the property conveyed to Winston L. Cunningham and wife of record in book 4386, page 427, Register's Office for Davidson County, Tennessee; thence with Cunningham's easterly line southerly 200' feet to a point in the southeasterly corner of the Cunningham property; thence westerly 51 feet to a point in the south-westerly corner of the Cunningham property; thence southerly 164.25 feet: thence easterly 63 feet; thence in a northerly direction 364.25 feet to the southerly margin of McAlpine Avenue; thence with the southerly margin of said Avenue westerly 12 feet to the point of beginning.

Being part of the same property conveyed to Marion Thurman and wife, Eva Thurman by deed from Aubrey Thurman and wife, of record in book 2795, page 81, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,650.00

Subscribed and sworn to before me, this the 19th day of February 1970

x Terrance E. Thomas
Affiant

My commission expires: 8/9/72
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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*

Terrance E. Thomas and wife, Sonja Thomas,

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Terrance E. Thomas and wife, Sonja Thomas,

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 19th *day of* February, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Marion Thurman
Marion Thurman

x Eva Thurman
Eva Thurman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Marion Thurman and wife, Eva Thurman *the within named 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* Nashville, *Tennessee, this* 19th *day of* February, *19*70.

*Notary Public*

*Commission expires* 8/9/72

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| FEB20 | CONV | *7,650.00 | | | | |
| FEB20 S'TAX | | | A* | 19.76 | | |
| FEB20 PR'FEE | | | A* | .50 | | |
| FEB20 | W'DEED | | A* | 3.00 | * | 23.26 |

**WARRANTY DEED**

FROM
Marion Thurman, et ux
TO
Terrance E. Thomas, et ux

A 6 9 1 6 4

IDENTIF. REFERENCE

FEB 20 12 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Guaranty Title**
Office of
**Chicago Title Insurance Company**
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc,