BOOK 4399 PAGE 475

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES H. HAWKINS et ux

ELIZABETH D. HAWKINS

TO

MALCOLM OWEN MEDCALF et ux

CAROLYN SUE MEDCALF

For draftsman's use

MAIL TO: Prepared by —
John Williams & Associates
1040 Murfreesboro Road
Nashville, Tennessee
37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MALCOLM O. MEDCALF (NAME)	First Federal Savings (NAME)	Map 149-4
2600 Willowbranch Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue North (STREET ADDRESS)	Par. 141
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 69346

IDENTIF. REFERENCE

FEB 24 11 33 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$26,480.47 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 1970.

Notary Public

MY COMMISSION EXPIRES: 2-2-73

(AFFIX SEAL)

For and in Consideration of the sum of ---------Ten and no/100---------

---------$10.00--------- DOLLARS

Cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a first mortgage secured by a deed of trust to First Federal Savings & Loan Association as of record in Book 4170, Page 914, R.O.D.C, Tennessee

We, JAMES H. HAWKINS and wife, ELIZABETH D. HAWKINS have bargained and sold, and by these presents do transfer and convey unto the said MALCOLM OWEN MEDCALF and wife, CAROLYN SUE MEDCALF 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. 491 on the Plan of Section VII, Edge-O-Lake Estates, as of record in Book 3700, Page 79, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Willow Branch Drive at the corner of Lots 491 and 523; thence with a curve in a westerly direction 110 feet to a monument; thence around a curve in a northwesterly direction 39.27 feet to a monument in the northeasterly margin of Deerpathe Drive; thence with said Drive, northwesterly 95.50 feet to the corner of Lot No. 492; thence easterly with the line between Lots 492 and 491, 150 feet; thence with the line between Lots 491 and 523, in a southeasterly direction 67.32 feet to a concrete monument; continuing with the line between said lots, southerly 68.04 feet to the beginning.

BEING the same property conveyed to JAMES H. HAWKINS and wife, ELIZABETH D. HAWKINS by deed from Jack Williams and wife, Frances E. Williams as of record in Book 4170, Page 913, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to restrictions, easements and setback lines applicable to said property and to the lien of taxes for 1967 which have been prorated and assumed by the Grantees herein.

This is unimproved (x) improved ( ) property, known as 2600 Willow Branch Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MALCOLM OWEN MEDCALF and wife, CAROLYN SUE MEDCALF their heirs and assigns, forever.

And We do covenant with the said MALCOLM OWEN MEDCALF and wife, CAROLYN SUE MEDCALF that they lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for 1970 taxes not yet due and payable

And JAMES H. HAWKINS and wife, ELIZABETH D. HAWKINS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MALCOLM OWEN MEDCALF and wife, CAROLYN SUE MEDCALF their heirs and assigns against the lawful claims of all persons whomsoever.

Witness Our hand s this 23rd day of February, 19 70

James H. Hawkins
Elizabeth D. Hawkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANCES WILLIAMS, a Notary Public in and for said County and State, the within named JAMES H. HAWKINS and wife, ELIZABETH D. HAWKINS 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 Nashville, Davidson County Tennessee, this 23rd day of February, 1970.

Frances Williams, Notary Public.

Commission expires 2-2-71

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.....

FEB24?? CONV 26,480.47
FEB24?? S'TAX B* 68.90
FEB24?? PR'FEE B* .50, Notary Public.
FEB24?? W'DEED B* 3.00 * 72.40

Commission expires .....