This instrument prepared by Richmond D Taylor, Attorney, Court Square Bldg.,

WARRANTY DEED

BOOK 4400 PAGE 744

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethelene G. Smith (NAME:)	Murphree Mortgage Co. (NAME:)	Map 43-13
335 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	3rd Avenue, North (STREET ADDRESS)	Par. 100
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---*Dollars,*

cash in hand paid and the assumption by the grantee herein of the balance of $6,221.82 due and owing on a promissory note to Murphree Mortgage Company secured by a Deed of Trust of record in Book 3650, page 513, Register's Office for Davidson County, Tennessee; and the assumption by the grantee of the balance of $1,074.49 due and owing on a promissory note to General Security Company secured by a Deed of Trust of record in Book 4389, page 526, Register's Office for Davidson County, Tennnessee.

We Edward J. Morgan & Howard D. Derrick, Jr. d/b/a Joe Morgan Co

have this day bargained and sold, and do hereby transfer and convey unto the said Ethelene G. Smith her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 22 of Block "C" on the Plan of Forest Park Subdivision, in Madison, Tennessee, of record in Book 843, page 44, Register's Office for said County, more particularly described as follows:

Said Lot No. 22 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines, 150 feet to an alley.

BEING the same property vested in Elmer D. Dotson & wife, Betty R. Dotson, by deed from Norman E. Dorris & wife, as of record in Book 3616, page 505, Register's Office for Davidson County, Tennessee.

BEING the same property vested in Edward J. Morgan and Howard D. Derrick, Jr., d/b/a The Joe Morgan Company by deed from Elmer D. Dotson and wife, Betty R. Dotson, of record in Book 4378, page 208, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,600.00

Subscribed and sworn to before me, this the 27th day of February 1970

My commission expires: Oct 30, 1973 (Affix Seal)

Affiant Edward J Morgan

Notary Public Kathleen D. Hardwick

This is improved (X) unimproved ( ) property, known as 335 Maple Street, Madison, 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 thereto belonging to the said Ethelene G. Smith her *(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 for the above mentioned loans. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ethelene G. Smith her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *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.*

Edward J Morgan
Edward J. Morgan

Howard D. Derrick Jr.
Howard D. Derrick, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathleen M. Hardwick, *a Notary Public in and for said County and State,* Edward J. Morgan and Howard D. Derrick, Jr.

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* 24 *day of* February, *19* 70

Kathleen M. Hardwick
Notary Public

Commission expires Oct 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 .....

MAR-2 70	CONV	*7,600.00			
MAR-2 70 S'TAX			A*	19.76	
MAR-2 70 PR'FEE			A*	.50	
MAR-2 70	W'DEED		A*	3.00	* 23.26

WARRANTY DEED

FROM
Edward J. Morgan & Howard D. Derrick, Jr. d/b/a The Joe Morgan Company

TO
Ethelene G. Smith

A 69934

IDENTIF. REFERENCE

MAR 2 3 39 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 256-2658
NASHVILLE, TENNESSEE