WARRANTY DEED

BOOK 4402 PAGE 993

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Latta, et ux	Nurphree Mortgage Company	Map, 75-6
(NAME) 337 Monaco Drive	(NAME) 226 Third Avenue, North	Par. 58
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4086, page 35, Register's Office for Davidson County, Tennessee.

....We, Jesse R. Foley, Jr. and wife, Margarett I. Foley.....

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

.....John W. Latta and wife, Faye M. Latta.....

.....their.... [illegible], *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 352 on the Plan of Hermitage Estates Section 2, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 80.0 feet on the northerly margin of Monaco Drive and runs back between lines measuring 124.86 feet on the westerly line and 124.97 feet on the easterly line to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to Jesse R. Foley, Jr. and wife, Margarett I. Foley by deed from A. H. Johnson Company, a proprietorship wholley owned by A. H. Johnson, joined by Malvin Johnson, wife, of the said A. H. Johnson of record in Book 4086, page 33, by deed of Correction of record in Book 4104, page 285 and by Instrument of Ratification of record in Book 4107, page 719, said Register's Office.

It is agreed and understood that the escrow acoount in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer, is $ X $22,219.75

Subscribed and sworn to before me, this the 24 day of

7th 19 70 Affiant

My commission expires: 9/5/72 (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 .....

.....John W. Latta and wife, Faye M. Latta.....

.....their..... [illegible],

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 as noted above.

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

John W. Latta and wife, Faye M. Latta, their.....

[illegible] *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 6th day of March, 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.*

My Commission Expires Nov. 21, 1971 My Commission Expires Nov. 21, 1971

.....X

.....X

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, Wm Bassett, Jr., *a Notary Public in and for said County and State,* Jesse R. Foley, Jr. and wife, Margarett I. Foley

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~~ ~~Davidson~~ Pinellas
this 6th *day of* March, *19* 70

Wm Bassett Jr. *Notary Public*
Seashore Manor
Biloxi, Miss.

Commission expires My Commission Expires Nov. 21, 1971

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 12 70 CONV 22,219.00
MAR 12 70 S'TAX A* 57.72
MAR 12 70 PR'FEE A* .50
MAR 12 70 W'DEED A* 3.00 * 61.22

WARRANTY DEED

FROM

JESSE R. FOLEY, JR., ET UX

TO

JOHN W. LATTA, ET UX

A 70955

IDENTIF. REFERENCE

MAR 12 10 36 AM '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 256-2650
NASHVILLE, TENNESSEE

PEDIGO & SAINDON