# WARRANTY DEED

BOOK 4404 PAGE 302

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert A. Nance (NAME) | (NAME) | Map 161-9 |
| 5208 Greenleaf Drive (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | Pt. 38 |
| Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | pd |

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.

We, Charles W. Browning and wife, Meda M. Browning

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

Robert A. Nance and wife, Brenda H. Nance

their ~~XXXXXXX~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County.

Said Lot No. 35 fronts 100 feet on the easterly side of Greenleaf Drive and extends back 201.3 feet on the northerly line and 205.6 feet on the southerly line to a line in the rear on which it measures 100 feet.

Being the same property conveyed to Charles W. Browning and wife, Meda M. Browning by deed from Edgar Dodson Eubank, Sr. and wife, Florence B. Eubank of record in Book 4153, page 785, 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 $ [illegible]

Subscribed and sworn to before me, this the 11th day of March, 1970

Affiant

My commission expires: 11-11-1972 (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

Robert A. Nance and wife, Brenda H. Nance

their ~~XXXXXXXX~~

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

Robert A. Nance and wife, Brenda H. Nance, their ~~XXXXXX~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 11th day of March, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Browning

Meda M. Browning

This Instrument Was Prepared By

[illegible]

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* [illegible], *a Notary Public in and for said County and State,* Charles W. Browning and wife, Meda M. Browning

*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* 12 *day of* March, *19* 70

[signature] *Notary Public*

*Commission expires* [illegible]

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 17 70 CONV 17,500.00
MAR 17 70 S'TAX A* 45.50
MAR 17 70 PR'FEE A* .50
MAR 17 70 W'DEED A* 3.00 * 49.00

**WARRANTY DEED**

FROM

CHARLES W. BROWNING, ET UX

TO

ROBERT A. NANCE, ET UX

A 7 1 5 5 0

IDENTIF. REFERENCE

MAR 17 11 14 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 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON