BOOK 4406 PAGE 311

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Doss (NAME)	United Mortgagee Servicing Corp. (NAME)	15D-56270
1712 Marsden Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 72-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 199

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ELEANOR ANN HOWDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. DOSS AND WIFE, MARY L. DOSS

HEREINAFTER CALLED THE GRANTEES, 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 the west 31 feet 8 inches of Lot No. 134 and the east 30 feet of Lot No. 135 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

SAID parts of said lots adjoin and front together 61 feet 8 inches on the south side of Marsden Avenue and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Eleanor Ann Howden, formerly Eleanor Ann Young, by devise to her under the will of Elmer Hunter Young, Jr., deceased, of record in Will Book 76, page 13, in the County Court Clerk's Office for Davidson County, Tennessee, subject to an estate in said decedent's wife, Audrey Wade Young, during her widowhood, she having since remarried.

This is improved (X) unimproved ( ) property, known as 1712 Marsden Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of March, 1970

Eleanor Ann Howden

ELEANOR ANN HOWDEN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELEANOR ANN HOWDEN

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March 19 70

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ELEANOR ANN HOWDEN

TO
JAMES W. DOSS ET UX

A 7 2 4 1 0

IDENTIF. REFERENCE

MAR 24 3 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

[illegible]	CONV	12,250.00			
[illegible] S'TAX			A*	31.72	
[illegible] PR'FEE			A*	.50	
[illegible]	W'DEED		A*	3.00	* 35.22