This instrument Prepared by/
Atty.
4705 Gallatin Road
Nashville Tennessee 37216

BOOK 4408 PAGE 296

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. E. PENDLETON, ET UX	MURPHREE MORTGAGE COMPANY	Map 51-3
(NAME:)	(NAME:)	
805 CHADWELL DRIVE	226 THIRD AVENUE NORTH	Par. 81
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENNESSEE	NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* and other valuable consideration, receipt of which is hereby acknowledged, including the grantees assuming the unpaid indebtedness as described in Book 2361, page 137, R.O.D.C.T., all of which the grantees assume, promise to pay and agree to hold the grantor harmless from the same.

I, THELMA PARKS, A WIDOW *have bargained and sold, and by these presents do transfer and convey unto the said* D. E. PENDLETON AND WIFE, BERTHA P. PENDLETON, 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. 108 on the Plan of Section II, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 108 fronts 100 feet onthe southerly side of Chadwell Drive and runs back 137 feet on the easterly line and 168.37 feet on the westerly line, to a dead line measuring 105.3 feet thereon.

Being the same property conveyed to Thelma Parks, a widow, by deed from Donald S. Miller and wife, of record in Book 2813, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subjectto restrictive covenants of record in Book 2204, P. 47, and building setback lines and easements as contained in Book 2133, page 75, all R.O.D.C.T.

This is unimproved ( ) improved (X) property, known as 805 Chadwell Drive, (House Number) (Street) Madison, (P. O. Address:) Tennessee (City or Town)

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 I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the grantor, *do further covenant and bind* myself, my *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.*

Witness my *hand this* 15th *day of* April, *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.*

x Thelma Parks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, THELMA PARKS, A WIDOW,

the within named 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 1st day of April, 1970.

Notary Public

Commission expires 2/4/74

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value for this transfer is $17,100.00.

Affiant

Sworn to and subscribed before me,
This the 1st day of April, 1970.

Notary Public
Commission Expires: _____

APR-2[illegible]	CONV	17,100.00			
APR-2[illegible]	S'TAX		A*	44.46	
APR-2[illegible]	PR'FEE		A*	.50	
APR-2[illegible]	W'DEED		A*	3.00	* 47.96

WARRANTY DEED

FROM
THELMA PARKS, A WIDOW

TO
D. E. PENDLETON, ET UX

A 73271

IDENTIF. REFERENCE

APR 2 2 53 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail To:
Thomas E. Stewart,
P. O. Box 521, Madison, Tenn.
37115