BOOK 4408 PAGE 463

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC
11th FLOOR J. C. BRADFORD BL
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBER |
|---|---|---|
| Dorothy E. Draughon | same | PR 60 |
| (NAME) | (NAME) | |
| 520 Fairfax Avenue | | MAP 104-11 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 65 |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Dorothy E. Draughon and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Mrs. Robert Denham,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Dorothy E. Draughon,

her *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 21 of Block No. 4, on the plan of Fairfax Place, Nashville, Tennessee, property of E. L. Hampton as of record in book No. 547, pages 137 and 138, Register's Office for said County.

Said lot No. 21 fronts 73 feet on the northerly side of Fairfax Avenue, and runs back between parallel lines 157.25 feet, more or less, to a dead line.

Being the same property conveyed to Mrs. Robert Denham, by deed from E. L. Hampton, et ux, of record in book 716, page 407, Register's Office for said County. The said Mrs. Robert Denham, Mrs. Robert G. Denham, and Lillie H. Denham being one and the same person.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,750.00

Subscribed and sworn to before me, this the 2nd day of April, 19 70

Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

unimproved
This is 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* Dorothy E. Draughon,

her *(successors),*

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dorothy E. Draughon,

her
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 2nd *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.*

Mrs. Robert G. Denham

Lillie H. Denham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Mrs. Robert G. Denham i.e. Lillie H. Denham, *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* 2nd *day of* April, *19* 70

*Notary Public*

*Commission expires* 8/9/72

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| APR-30 70 | CONV | 24,750.00 | | | | |
| APR-30 70 | S'TAX | | A* | 64.22 | | |
| APR-30 70 | PR'FEE | | A* | .50 | | |
| APR-30 70 | W'DEED | | A* | 3.00 | * | 67.72 |

**WARRANTY DEED**

FROM
Mrs. Robert Denham
TO
Dorothy E. Draughon

A 7 3 3 5 4

IDENTIF. REFERENCE

APR 3 12 12 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 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.