# WARRANTY DEED

BOOK 4411 PAGE 506

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Allan A. Arnett et ux. | Same | Map 146-15 |
| (NAME) 626 Oakley Drive | (NAME) | Par. 150 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty Six Thousand Five Hundred and no/100 ---------- ----------($26,500) ---------- *Dollars,*

cash in hand paid by Allan A. Arnett and wife, Velma Jane Arnett, the receipt of which is hereby acknowledged,

We, Milton C. Austin and wife, Elizabeth E. Austin,

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

Allan A. Arnett and wife, Velma Jane Arnett, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 76 on the Plan of Haileywood Estates, Section V, as of record in book 2330, page 74, Register's Office for said County, more particularly described as follows:
Said Lot No. 76 fronts 105.0 feet on the northerly side of Oakley Drive and extends back 140.1 feet on the westerly side, and 247.9 feet on the easterly side, to a line in the rear on which it measures 149.5 feet.
Being the same property conveyed to Milton C. Austin and wife, Elizabeth E. Austin, by deed from David Gary and wife, of record in book 3224, page 477, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 13th day of April 19 70

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 626 Oakley Drive, Nashville, Tennessee (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*

Allan A. Arnett and wife, Velma Jane Arnett, their

*(successors), 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 taxes for 1970 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Allan A. Arnett and wife, Velma Jane Arnett, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 10th *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.*

Milton C. Austin

Elizabeth E. Austin

This Instrument Was Prepared By

Dewey W. Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4411 PAGE 507

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensey, *a Notary Public in and for said County and State,* Milton C. Austin and wife, Elizabeth E. Austin,

*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, Tennessee *this* 13th *day of* April, *19*70.

Mary Ensey
*Notary Public*

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENN.

*Commission expires* June 6, 1972

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* .....

Guaranty Title 307021

**WARRANTY DEED**

FROM
Milton C. Austin et ux.

TO
Allan A. Arnett et ux.

A 74704

IDENTIF. REFERENCE

APR 17 9 11 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 17 70 | CONV | 26,500.00 | | | |
| APR 17 70 | S'TAX | | A* | 68.90 | |
| APR 17 70 | PR'FEE | | A* | .50 | |
| APR 17 70 | W'DEED | | A* | 3.00 | * 72.40 |

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE