BOOK 4412 PAGE 361

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,406.69

Boneta J. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1970.

Notary Public

MY COMMISSION EXPIRES: Oct 30, 1974

(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
Boneta J. Holt (NAME)	First Federal Savings & Loan As (NAME)	oc. 15D 30330
4005 Murray Place (STREET ADDRESS OR ROUTE NUMBER)	236 - Fourth Avenue, North (STREET ADDRESS)	Map 61 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 223

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, DAVID A. DELIUS AND WIFE, BETTY L. DELIUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BONETA J. HOLT

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 Lot No. 72 of Block "C" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot fronts 70 feet on the westerly side of Murray Place, formerly Sunnymeade Avenue, and runs back 202.5 feet on the north line and 171.3 feet on the south line, to a dead line in the rear on which it measures 59.65 feet.

BEING the same property conveyed to David A. Delius and wife, Betty L. Delius by deed from Gilbert M. Choate and wife, of record in Book 4407, page 601, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of 2 notes secured by a Deed of Trust to First Federal Savings & Loan Association, of record in Book 3872, page 361 said Register's Office, and a deed of record in Book 4407, page 601, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust payable to First Federal Savings & Loan Association is hereby transferred to said grantee.

This is unimproved ( ) improved (X) property, known as 4005 Murray Place, 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 our hand s this 5th day of May, 1970

x David A. Delius
DAVID A. DELIUS

x Betty L Delius
BETTY L. DELIUS

BOOK 4412 PAGE 362

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID A. DELIUS AND WIFE, BETTY L. DELIUS

the bargainor, 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 20th day of April 1970

Commission expires Oct 27, 1971

Alice C. Tautenhahn
Notary Public

ALICE C. TAUTENHAHN
NOTARY PUBLIC CALIF
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 27, 1971

STATE OF TENNESSEE
Davidson County

STATE OF TENNESSEE
Davidson County
Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty L. Delius

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 Hendersonville, Tennessee, this 14th day of April 1970

Commission expires Oct 30, 1971

Charlie C. Edwards
Notary Public

WARRANTY DEED

FROM DAVID A. DELIUS ET UX

TO BONETA J. HOLT

A 75111

IDENTIF. REFERENCE

APR 21 2 52 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 21	CONV	12,406.69			
APR 21	S'TAX		A*	32.24	
APR 21	PR'FEE		A*	.50	
APR 21 70	W'DEED		A*	3.00	* 35.74

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to
[illegible] JR.
ATTORNEY AT LAW
638 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
Box 8