DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

WARRANTY DEED

BOOK 4416 PAGE 670

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin P. Neal et ux.	Noel Palmer Mortgage Company	Map 71-4
(NAME:) 2612 Woodyhill Drive	(NAME:)	Par. 22
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of and agreement to pay by Grantees DOLLARS one note in the original principal amount of $10,500.00, payable in monthly installments of $73.43 each, including principal and interest at the rate of 7½% per annum, secured by a deed of trust executed by Billy J. Hardin and wife, Barbara S. Hardin to Noel Palmer Mortgage Company, of record in Book 4338, page 287, R.O.D.C., Tennessee, WE, BILLY J. HARDIN AND WIFE, BARBARA S. HARDIN, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* AUSTIN P. NEAL AND WIFE, THELMA LOUISE NEAL, 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. 223 on the Plan of Joywood Heights, Section II, as of record in Book 1130, page 92 and 93, Register's Office for said County.

Said Lot No. 223 fronts 60 feet on the westerly margin of Woodyhill Drive and extends back 193.3 feet on the northerly line and 193.2 feet on the southerly line to a line in the rear on which it measures 60 feet.

BEING the same property conveyed to Billy J. Hardin and wife, Barbara S. Hardin, by deed from Billy Raymond Ennis and wife, Dorothy K. Ennis, of record in Book 4338, page 285, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2612 Woodyhill Drive (House Number) (Street), Nashville (P. O. Address:), Tennessee 37207 (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 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.,* except as hereinabove assumed by Grantees and 1970 taxes which have been assumed by Grantees herein.

And WE, THE GRANTORS, *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.*

Witness OUR *hand* S *this* 7th *day of* MAY, *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.*

Billy J. Hardin

Barbara S. Hardin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, BILLY J. HARDIN AND BARBARA S. HARDIN

the within named bargainor S, 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 MADISON, Tennessee, this 7th day of MAY, 19 70.

C. J. Atkinson
Notary Public

Commission expires 2-21-73

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 12,303.08.

Affiant Austin P Neal.

Subscribed and sworn to before me this 7th day of May, 1970.

C. J. Atkinson
NOTARY PUBLIC

My Commission Expires: 2-21-73.

MAY 11 70	CONV	12,303.08			
MAY 11 70	STAX		A*	31.98	
MAY 11 70	PRFEE		A*	.50	
MAY 11 70	WDEED		A*	3.00	* 35.48

WARRANTY DEED

FROM

BILLY J. HARDIN ET UX.

TO

AUSTIN P. NEAL ET UX.

A 77103

IDENTIF. REFERENCE

MAY 11 3 36 PM '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

W. to R. Cozart
608 Shelby Ave 37115
Mortgage