WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard A. Warden etux	Same	F/4 - 14220
(NAME) 6009 Ashland Drive	(NAME)	Map 144 - 15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn	(STREET ADDRESS)	Pcl 34
(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 good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Clara J. Miller and Lennie W. Jones,

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

Richard A. Warden and wife, Carolyn H. Warden,

their XXXXXX, *heirs and assigns,*

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

Land in Davidson County, Tennessee, 7th Civil District, being Lot No. 408 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 408 fronts 152 feet on the northwesterly side of Ashland Drive and extends back between lines, 302.2 feet on the easterly line and 527.8 feet on the southwesterly line to a dead line in the rear, measuring 338.6 feet.

Being the same property conveyed to Clara J. Miller and Lennie W. Jones by deed from Jonathan J. Robertson and wife of record in Book 3398, page 373, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2435, page 237, made applicable to this property by instrument of record in Book 2596, page 23, and amended by instrument of record in Book 2603, page 440, Register's Office for Davidson County, Tennessee, and to easements, set-back lines and provisions of owner's certificate as shown on plan of record in Book 2331, page 142, said Register's Office.

Hillsboro Park, Inc. joins in this instrument to signify its full consent to this conveyance in accordance with the above mentioned restrictions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 14th day of May, 1970

Affiant: Richard A. Warden

My commission expires: Feb 1, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6009 Ashland Dr (House Number) (Street) Nashville, Tenn 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

Richard A. Warden and wife, Carolyn H. Warden, their XXXXXX,

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Richard A. Warden and wife, Carolyn H. Warden, their

XXXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 14th *day of* May, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILLSBORO PARK, INC.

BY: E. T. Dale Jr. Member of Committee

Member of Committee

Clara J. Miller

Lennie W. Jones

This Instrument Was Prepared By

Lewis W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dan A. Jordan *a Notary Public in and for said County and State,* Clara J. Miller and Lennie W. Jones,

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 Nashville *Tennessee, this* 14 *day of* May, *19* 70.

Dan A. Jordan *Notary Public*

Commission expires Feb 1, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Dan A. Jordan, *a Notary Public of the State and County aforesaid, personally appeared* G. F. Cole, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* member of committee *of the* Hillsboro Park, Inc., *the within named bargainor, a corporation, and that* he *as such* member of committee, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* member of committee

Witness my hand and seal, at office in Nashville, Tennessee, *this* 14 *day of* May, *19* 70.

Dan A. Jordan *Notary Public*

Commission expires Feb 1, 1972

MAY 18 70	CONV	42,500.00				
MAY 18 70	S'TAX		A*	110.50		
MAY 18 70	PR'FEE		A*	.50		
MAY 18 70	W'DEED		A*	3.00	*	114.00

WARRANTY DEED

FROM

CLARA J. MILLER, ET AL

TO

RICHARD A. WARDEN, ET UX

A 77728

IDENTIF. REFERENCE

MAY 18 10 41 AM '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

PEDIGO & SAINDON

File Jordan