BOOK 4418 PAGE 425

This instrument prepared by:
Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Willie Joe Biggs et ux (NAME)	United Mortgagee Serv. Corp. (NAME)	
134 Piedmont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, including the assumption of the balance of an indebtedness in the original amount of $9,000.00 which indebtedness is secured by a Deed of Trust from William W. Verity and wife, Jo Ann N. Verity to David S. Loeb, Trustee, dated February 3, 1967, filed February 3, 1967, and recorded in Book 4102, Page 228, Register's Office for Davidson County, Tennessee.

We, William W. Verity and wife, Jo Ann N. Verity,

have this day bargained and sold, and do hereby transfer and convey unto the said Willie Joe Biggs and wife, Nancy C. Biggs, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 121 on the Map of Waters Place, as of record in book 332, pages 136 and 137, Register's Office for said County.

SAID lot fronts 50 feet on the southerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William W. Verity and wife, Jo Ann N. Verity, by deed from Minnie A. Whiteside, widow, in Book 4102, page 228, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,126.05

Subscribed and sworn to before me, this the 30 day of April 19 70

Affiant

My commission expires: March 3, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 134 (House Number) Piedmont Avenue (Street) Nashville (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 Willie Joe Biggs and wife, Nancy C. Biggs, 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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Willie Joe Biggs and wife, Nancy C. Biggs, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 30 *day of* April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x William W Verity

x Jo Ann N. Verity

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxwell G. Hopkins, Jr. *a Notary Public in and for said County and State,* William W. Verity and wife, Jo Ann N. Verity

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 the* 2 *day of* April, *19*70.

Maxwell G. Hopkins *Notary Public*

Commission expires Nov. 30, 1972

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MAXWELL G. HOPKINS

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 .....

MAY 1970 CONV 10,126.05
MAY 1970 S TAX A* 26.26
MAY 1970 PR FEE A* .50
MAY 1970 W DEED A* 3.00 * 29.76

WARRANTY DEED

FROM
William W. Verity et ux
TO
Willie Joe Biggs et ux

A 77924

IDENTIF. REFERENCE

MAY 19 9 24 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