WARRANTY DEED

BOOK 4421 PAGE 650

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Dillard G. Adams (NAME)	Mr. & Mrs. Dillard G. Adams (NAME)	Map 116-10
300 Sutherland Avenue (STREET ADDRESS OR ROUTE NUMBER)	300 Sutherland Avenue (STREET ADDRESS)	Par. 114
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten -----and 00/100 ----------

----------($10.00) ---------- *Dollars,* and other consideration paid by the grantees herein, and in further consideration of the assumption of, and agreement by the Grantees to pay, the principal balance now due, plus future interest, on a certain note dated April 4, 1962 in the original principal sum of Thirty Thousand Nine Hundred ($30,900.00) Dollars, to secure Home Federal Savings & Loan Association, with interest and service fee as set forth in said note in monthly installments of Two Hundred Twenty-One and 39/100 ($221.39) Dollars, said note being secured by a Deed of Trust executed Meredith Caldwell, Jr. and wife, Mary Walton Wright Caldwell, to E. A. Goodloe, Trustee, beginning May 1, 1962 as of record in Book 3380, page 333, Register's Office for Davidson County, Tennessee.

We, Meredith Caldwell, Jr. and wife, Mary Walton Wright Caldwell

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

Dillard G. Adams and wife, Betty Hunt Adams

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being Lot No. 20 and the westerly part of Lot No. 21 on the plan of Bransford Realty Company's Berkley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Sutherland Avenue at a point 20 feet west of the corner of Lots Nos. 21 and 22; thence northwardly and parallel with the line between said two lots, 238 feet, more or less, to the southerly line of Lot No. 18; thence with the southerly line of Lots Nos. 18 and 19, westwardly 230 feet to the easterly margin of Clarendon Avenue; thence with same, southwardly 251.1 feet to the northerly margin of Sutherland Avenue; thence with same, eastwardly 207.1 feet to the beginning.

BEING the same property conveyed to Meredith Caldwell, Jr. and wife, Mary Walton Wright Caldwell of record in Book 2903, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 649, page 622; in Book 692, page 616; and in Book 778, page 223, Register's Office for Davidson County, Tennessee.

This instrument prepared by: Vincent E. Wehby, Attorney at Law
1100 Third National Bank Building
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 2nd day of June 19 70

Affiant

My commission expires: 7-26-70 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 300 (House Number) Sutherland 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

Dillard G. Adams and wife, Betty Hunt Adams, grantees herein

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 as hereinabove stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dillard G. Adams and wife, Betty Hunt Adams grantees herein, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 2nd day of June, 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.*

Mary Walton Wright Caldwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vincent E. Webby, *a Notary Public in and for said County and State,* Meredith Caldwell, Jr. and wife, Mary Walton Wright Caldwell, *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* 2nd *day of* June, *19* 70

Commission expires 7-26-70 *Notary Public*

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 .....

JUN-3 70 CONV 65,000.00
JUN-3 70 S'TAX A* 169.00
JUN-3 70 PR'FEE A* .50
JUN-3 70 W'DEED A* 3.00 * 172.50

WARRANTY DEED

FROM

Meredith Caldwell, Jr., Et Ux

TO

Dillard G. Adams, Et Ux

A 79363

IDENTIF. REFERENCE

JUN 3 12 24 PM '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