WARRANTY DEED

BOOK 4422 PAGE 121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. C. E. Francis	Same	Map 92-9
(NAME)	(NAME)	
Hickory Valley Road		W11-67300
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 358
Nashville, Tennessee 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)---------- *Dollars,* cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged; and the assumption and agreement to pay the unpaid principal balance of a note dated December 18, 1967, the original amount of said note being $5,500.00, with interest at 5-1/2% per annum, and 1% service fee; principal, interest and service fee all payable $41.01 monthly. Said note is payable to First Federal Savings & Loan Association, secured by deed of trust to Louis R. Linx, Trustee, as of record in Book 4199, page 20, Register's Office for Davidson County, Tennessee; we, SEARCY B. PAGE, SR. and wife, MARY MAXINE PAGE

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. FRANCIS and wife, FANNIE J. FRANCIS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 32 on the Map of the Resubdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for said County. Said Lot No. 32 fronts 50 feet on the northerly side of Charlotte Pike, and runs back 141 feet on the easterly line and 142 feet on the westerly line to an alley on which it measures 50 feet.

Being the same property conveyed to Searcy B. Page, Sr. and wife, Mary Maxine Page, by deed from Ira A. Dugan, et ux, of record in Book 4380, page 703, said Register's Office.

THIS INSTRUMENT PREPARED BY:
William S. Hofstetter, Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $8,200.00

Subscribed and sworn to before me, this the 4th day of June 19 70

Affiant Searcy B. Page, Jr.

My commission expires: April 17-1974 (Affix Seal)

Notary Public J. H. Walker

This is unimproved ( ) improved (X) property, known as 3310 (House Number) Charlotte Pike (Street), Nashville (P. O. Address: City or Town), Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said C. E. Francis and wife, Fannie J. Francis, 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 unincumbered~~ Taxes for 1970 to be pro rated and assumed by Grantees. Property encumbered as hereinabove set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~successors~~, heirs and assigns, *against the lawful claims of all persons.*

Witness our hand S this 4th 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.*

Searcy B. Page, Jr.

Mary Maxine Page

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr *a Notary Public in and for said County and State,* Searcy B. Page, Sr. and Mary Maxine Page,

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 4th *day of* June, *19* 70

J. H. Watts Jr.
Notary Public

Commission expires April 17-1974

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-4 70 CONV *8,200.00
JUN-4 70 S'TAX A* 21.32
JUN-4 70 PR'FEE A* .50
JUN-4 70 W'DEED A* 3.00 * 24.82

A 79577

IDENTIF. REFERENCE

JUN 4 3 35 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

SEARCY B. PAGE, SR., ET UX,

TO

C. E. FRANCIS, ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE