WARRANTY DEED

BOOK 4423 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MANCIL C. EZELL (NAME)	UNITED MORTGAGEE SERVICING CORP. (NAME)	MAP 130 7
3823 TRIMBLE ROAD (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVENUE (STREET ADDRESS)	Par. 102
NASHVILLE, TENN. 37215 (CITY) (P. O. ZONE) (STATE)	VIRGINIA BEACH, VA. 23451 (CITY) (ZONE) (STATE)	7DA-44725

FOR AND IN CONSIDERATION of the sum of TEN and NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement on the part of the said Grantees to assume and pay a note in the original amount of $24,000.00, in monthly installments as therein specified, the payment of which is secured by a Deed of Trust, of record in Book 4256, page 448, Register's Office for Davidson County, Tennessee, we, John W. Drury and wife, Kathleen Drury, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, Mancil C. Ezell and wife, Suzanne Ezell, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 23 and the westerly half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, not of record, described according to a survey made by John Kohl, Surveyor, July 10, 1968, as follows:

Beginning at a point in the southerly margin of Trimble Road 1,220.9 feet, more or less, east of the southeasterly corner of the intersection of Lynnwood Boulevard and Trimble Road; thence southwardly along the line between Lots Nos. 22 & 23, 354 feet to a point, being the common corner of Lots Nos. 14, 15, 22 and 23; thence eastwardly 150 feet to a point; thence northwardly 358.5 feet to a point in the southerly margin of Trimble Road; thence westwardly along the southerly margin of said Road 150 feet to the beginning.

Being the same property conveyed to John W. Drury and wife, Kathleen Drury, by deed from Herbert S. Howell, Jr., and wife, of record in Book 4256, page 446, as corrected in Book 4403, page 928, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 9th day of June 19 70

Affiant John W. Drury

My commission expires: 11-7-73 (Affix Seal)

Notary Public M. Lynne Nall

This is unimproved ( ) improved (XX) property, known as 3823 Trimble Road, Nashville, Tennessee 37215 (House Number) (Street) 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 Grantees, Mancil C. Ezell and wife, Suzanne Ezell, their ~~XXXXX~~ *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 for the said Deed of Trust, heretofore assumed by the said Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mancil C. Ezell and wife, Suzanne Ezell, Grantees, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 9th *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.*

John W. Drury

Kathleen Drury

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* John W. Drury and Kathleen Drury,

.....

.....

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, Davidson County, *Tennessee, this* 9th *day of* June, *19* 70

M. Lynne Halliday *Notary Public*

Commission expires 11-7-73

NOTARY PUBLIC DAVIDSON COUNTY

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 12 70	CONV	31,500.00				
JUN 12 70	S'TAX		A*	81.90		
JUN 12 70	PR'FEE		A*	.50		
JUN 12 70	W'DEED		A*	3.00	*	85.40

WARRANTY DEED

FROM

JOHN W. DRURY ET UX

TO

MANCIL C. EZELL ET UX

A 80429

IDENTIF. REFERENCE

JUN 12 2 28 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