This instrument prepared by Frank E. Lee, Attorney, 802-51st Ave. NO. Nashville, Tenn.

WARRANTY DEED

BOOK 4424 PAGE 714

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie L. Cornelius	First & Mid-South Mortgage	Map 96-15
(NAME:)	(NAME:)	
3217 Jonesboro Drive	410 Union Street	Parcel 85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn., 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-Two Thousand Four Hundred ($22,400.00) *DOLLARS* of which the sum of Seven Thousand Ninety-Two and 09/100 ($7,092.09) Dollars has been paid in cash by Lonnie Lewis Cornelius and wife, Billie Jean Cornelius, and for the remaining balance the said Lonnie Lewis Cornelius and wife, Billie Jean Cornelius, have assumed and agreed to pay the unpaid balance of Fifteen Thousand Three Hundred Seven and 91/100 ($15,307.91) Dollars secured by note and a Deed of Trust instrument dated January 5, 1965, and recorded in Book 3849, Page 477, Register's Office for Davidson County, Tennessee, to which reference is here made, and other good and valuable consideration to us this day paid by Lonnie Lewis Cornelius and wife, Billie Jean Cornelius, the receipt of all of which is hereby acknowledged, we, James Douglas McCulley and wife, Alice P. McCulley,

have bargained and sold, and by these presents do transfer and convey unto the said Lonnie Lewis Cornelius and wife, Billie Jean Cornelius, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 72 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for said County.

SAID Lot No. 72 fronts 78.00 feet on the westerly side of Jonesboro Drive and runs back 275.80 feet on the southerly line, and said southerly line being a broken line, and 245.2 feet on the northerly line to a dead line in the rear, measuring 72.00 feet thereon.

BEING the same property conveyed to James Douglas McCulley and wife, Alice P. McCulley, by deed from M. A. Banning, et al, of record in Book 3849, Page 473, said Register's Office.

CONVEYANCE of this property is made subject to restrictions contained in an instrument filed for record in Book 3642, Page 478, said Register's Office; the plan of record in Book 3600, Page 42, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Jonesboro Drive, and a 10 foot easement for public utility purposes along the southerly side and westerly rear lines of said lot.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22400.00 Affiant

Subscribed and sworn to before me this 16 day of June 1970

Deputy Register D. Rumble

BOOK 4424 PAGE 715

This is (unimproved ( ) improved (X)) property, known as 3217 Jonesboro Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lonnie Lewis Cornelius and wife, Billie Jean Cornelius their *heirs and assigns, forever.*

And we *do covenant with the said* Lonnie Lewis Cornelius & wife, Billie Jean Cornelius *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for indebtedness of record in Book 3849, Page 477, R.O.D.C., Tenn. which grantees assume and agree to pay.

And we, James Douglas McCulley and wife, Alice P. McCulley *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 13th *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.*

James Douglas McCulley

Alice P. McCulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4424 PAGE 716

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named James Douglas McCulley and wife, Alice P. McCulley

the 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 13th day of June, 19 70

Dianne H McGowan, Notary Public.

Commission Expires 3-24-71

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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 16 70	CONV	22,400.00			
JUN 16 70	S'TAX		A*	58.24	
JUN 16 70	PR'FEE		A*	.50	
JUN 16 70	W'DEED		A*	6.00	* 64.74

WARRANTY DEED

FROM

JAMES DOUGLAS McCULLEY, ET UX

TO

LONNIE LEWIS CORNELIUS, ET UX

A 80763

IDENTIF. REFERENCE

JUN 16 2 57 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE