This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, Tennessee

FROM INFORMATION FURNISHED BY SELLERS

WARRANTY DEED

BOOK 4425 PAGE 47

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leprilet J. Franz (NAME)	Fidelity Fed. Savings & Loan (NAME)	Map 142-14
739 Harpeth Parkway, W. (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Par. 40
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of the sum of ----------$10.00---------- *Dollars,*

----------Ten and no/100----------

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged; and for further consideration that the grantees herein assume and agree to pay the remaining unpaid balance on a note dated July 29, 1966, executed by Edward William Parish, Jr. and wife, payable to Fidelity Federal Savings and Loan Association, in the original amount of $18,900.00 with interest as set forth in said note and secured by a Deed of Trust of record in Book 4042, page 68, Register's Office for Davidson County, Tennessee.

We, Garland S. Teague, Jr. and wife, Myrna Teague,

have this day bargained and sold, and do hereby transfer and convey unto the said Leprilet J. Franz and wife, Barbara J. Franz, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 55 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for said County.

Said Lot No. 55 fronts 95 feet on the southwesterly side of Harpeth Parkway West and extends back 193.7 feet on the easterly line and 200.3 feet on the westerly line, to a dead line and measures 89.3 feet.

Being the same property conveyed to Garland S. Teague, Jr. and wife, by deed from J. W. McMurray Et Ux, of record in Book 4329, page 101, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,750.00

Subscribed and sworn to before me, this the 17th day of June 1970

Affiant

My commission expires: 1/21/74 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 739 Harpeth Parkway, West, Nashville, Tennessee (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 Leprilet J. Franz and wife, Barbara J. Franz, their ~~XXXXXX~~ *(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* Leprilet J. Franz and wife, Barbara J. Franz, their ~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 17th *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.*

Garland S. Teague, Jr.

Myrna Teague

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Garland S. Teague, Jr. and wife, Myrna Teague,

*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* 17 *day of* June, *19*70.

Commission expires 1/21/71

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 .....

WARRANTY DEED

FROM

Garland S. Teague, Jr. Et Ux

TO

Leprilet J. Franz Et Ux

A 8 0 9 3 6

IDENTIF. REFERENCE

JUN 17 1 48 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 17 70	CONV	24,750.00			
JUN 17 70	S'TAX		A*	64.22	
JUN 17 70	PR'FEE		A*	.50	
JUN 17 70	W'DEED		A*	3.00	* 67.72

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE