BOOK 4427 PAGE 246

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Benjamin E. Lewis (NAME)	Dobson & Johnson, Inc. (NAME)	Map 73-7
2426 Kimberly Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Bldg. (STREET ADDRESS)	Par 20
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	T.P.

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Benjamin E. Lewis and wife, Mary C. Lewis, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Frank H. Dial and wife, Bette B. Dial

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

Benjamin E. Lewis and wife, Mary C. Lewis

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 330, on the Plan of Sunset View, Section 6, as of record in Book 2900, page 54, Register's Office for said County.

Said Lot No. 330 fronts 100 feet on the northerly side of Kimberly Road, and extends back 234.4 feet on the easterly line and 255 feet on the westerly line to a dead line, measuring 102.2 feet thereon.

Being the same property conveyed to Frank H. Dial and wife, Bette B. Dial, by deed from John F. Ayers, Jr., and wife, of record in Book 4319, page 70, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,500.00

Subscribed and sworn to before me, this the 24th day of June 1970

Affiant

My commission expires: 11-30-71
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2426 Kimberly Drive (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Benjamin E. Lewis and wife, Mary C. Lewis

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Benjamin E. Lewis and wife, Mary C. Lewis

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* June, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank H. Dial

Bette B. Dial

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Frank H. Dial and Bette B. Dial

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* 24th *day of* June, *19*70

[illegible] *Notary Public*

Commission expires 11-30-70

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 .....

JUN26 CONV 21,500.00
JUN26 S'TAX A* 55.90
JUN26 PR'FEE A* .50
JUN26 W'DEED A* 3.00 * 59.40

WARRANTY DEED

FROM

Frank H. Dial et ux

TO

Benjamin E. Lewis et ux

A 8 1 9 1 5

IDENTIFICATION REFERENCE

JUN 26 12 12 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

Dobson & Johnson, Inc.