BOOK 4427 PAGE 757

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES N. McADAMS, ET UX.	Same	Map 83-7
(NAME)	(NAME)	Par. 229
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- ---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness which is secured by a deed of trust of record in Book 2767, page 237, Register's Office, Davidson County, Tennessee; said grantees assume, promise to pay and hold the grantor harmless therefrom,

I, FRED J. LEWIS, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES N. McADAMS and wife, ANNA M. McADAMS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 233, on the Plan of Section VI, Eastland Acres, of record in Book 2330, page 129, Register's Office for said County.

Said Lot No. 233 fronts 80 feet on the southerly side of Dalebrook Court and runs back 298.3 feet on the westerly line, which is a broken line, and 180.2 feet on the easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Fred J. Lewis and wife, Esther E. Lewis, by deed of record in Book 2926, page 43, and the same property conveyed by Esther E. Lewis to Fred J. Lewis by deed of record in Book 4323, page 35, Register's Office, Davidson County, Tennessee, the said Fred J. Lewis and wife, Esther E. Lewis, having obtained a divorce prior to March 3, 1969.

This conveyance is made subject to restrictive covenants, easements and setback lines of record.

This is unimproved ( ) improved (X) property, known as 2400 Dalebrook Court (House Number) (Street) P. O. Address: Nashville (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 JAMES N. McADAMS and wife, ANNA M. McADAMS, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out.

And I, Fred J. Lewis, *do further covenant and bind* myself, my *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 *hand* s *this* 26th *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.*

This instrument parepared by:
Thomas E. Stewart, Attorney
Stewart, Williams & Johnson
Nashville, Tennessee 37216

X [signature]

[signature]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Fred J. Lewis, a single man,

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

Witness my hand and official seal at Nashville *Tennessee, this* 26 *day of* June, *19*70.

Mrs. Peggy Cardwell *Notary Public*

Commission expires Sept 11, 1973

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration of this transaction is $ 20,500.00.

Thomas J. Stewart
AFFIANT

Sworn to and subscribed before me this 26 day of June, 1970.

Mrs. Peggy Cardwell
Notary Public
My com. expires: Sept. 11, 1973

JUN 29 70	CONV	20,500.00				
JUN 29 70	S'TAX		A*	53.30		
JUN 29 70	PR'FEE		A*	.50		
JUN 29 70	W'DEED		A*	3.00	*	56.80

WARRANTY DEED

FROM
FRED J. LEWIS

TO
JAMES N. McADAMS, ET UX.

A 8 2 1 2 8

IDENTIFICATION REFERENCE

JUN 29 2 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to:
Thomas J. Stewart, Atty
1705 Parkway Tower
Nashville, Tenn. 37215