WARRANTY DEED

BOOK 4428 PAGE 961

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Hunter Egan Jr.	Dobson & Johnson, Inc.	Map 117-13
(NAME) Mary S. Blackwelder Egan	(NAME) 1109 J. C. Bradford Bldg.	Par. 38
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated April 9, 1968, in original principal amount of $20,900.00, and made payable to Dobson & Johnson, Inc., which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Wm. Wayne Blackwelder, Jr., and wife, Nancy H. Blackwelder, to Albert Wm. Johnson, Trustee, of record in Book 4226, page 213, Register's Office for Davidson County, Tennessee; we,

Wm. Wayne Blackwelder and wife, Nancy H. Blackwelder,

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

William Hunter Egan, Jr., and wife, Mary S. Egan,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Office for said County.

Said Lot No. 24 fronts 100 feet on the westerly side of Vailwood Drive and runs back 201.3 feet on the northerly line and 200.3 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Wm. Wayne Blackwelder and wife, Nancy H. Blackwelder, by deed from Elbert Pete Charlet, Jr., and wife, of record in Book 4226, page 211, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property, and to taxes for 1970.

Wm. Wayne Blackwelder is one and the same person as Wm. Wayne Blackwelder, Jr.

RECORDER'S ME...
Legibility of Writing, Typing ...
Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $26,900.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 1970

Notary Public

My commission expires My Commission Expires April 21, 1971

(Affix Seal)

This is improved or unimproved property, known as 4009 Vailwood Drive, 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 William Hunter Egan, Jr., and wife, Mary S. Egan, 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,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Hunter Egan, Jr., and wife, Mary S. Egan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 2nd 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.*

Wm. Wayne Blackwelder
Wm. Wayne Blackwelder

Nancy H. Blackwelder
Nancy H. Blackwelder

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

BOOK 4428 PAGE 962

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Parker, *a Notary Public and for said County and State,* Wm. Wayne Blackwelder and wife, Nancy H. Blackwelder, *the within named bargainors, 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 *this* 2nd *day of* ~~June~~ July, *19* 70.

Raymond H Parker *Notary Public*

Commission expires My Commission Expires April 21, 1971

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 .....

JUL-2?? CONV 26,900.00
JUL-2?S'TAX A* 69.94
JUL-2?PR'FEE A* .50
JUL-2? W'DEED A* 3.00 * 73.44

WARRANTY DEED

FROM

WM. WAYNE BLACKWELDER ET UX

TO

WILLIAM HUNTER EGAN, JR. ET UX

A 8 2 5 9 5

IDENTIF. REFERENCE

JUL 2 2 26 PH '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