G-216208

WARRANTY DEED

BOOK 4429 PAGE 523

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne P. Forehand (NAME)	Murphree Mortgage Co. (NAME)	11D-A350
408 West Due West Ave. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. N., (STREET ADDRESS)	Map 51-7
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	Pa. 26

For and in Consideration of the sum of Ten & No/100 ($10.00) ..... *DOLLARS*
Cash in hand, paid this date, and other good and valuable considerations; including the consideration that the grantees assume and agree to pay the balance in the sum of $19,284.38 on a loan to Murphree Mortgage Company, secured by deed of trust of record in Book 4167, Page 832, Register's Office, Davidson County, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $28,950.00. Affiant Mae Lewis
Subscribed and sworn to before me this 7th day of July 1970
Deputy Register Andrew Boyd

George M. Bulgin and wife, Dorothy Chandler Bulgin,

have bargained and sold, and by these presents do transfer and convey unto the said Wayne P. Forehand and wife, Linda M. Forehand, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* A small tract of land in the 11th Civil District of Davidson County, Tennessee, being known as Lot No. 10 on the Map of the Subdivision of the Beasley Property, Section One, not of record, as follows:

BEGINNING at a point in the north margin of Due West Avenue, at the corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 350 feet to a point; thence easterly 116 feet to the westerly line of Lot No. 11; thence with the line between Lots 10 and 11, southerly 350 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 116 feet to the point of beginning.

Being the same property conveyed to George M. Bulgin and wife, Dorothy Chandler Bulgin by deed from Ray C. Driver, Jr. and wife, of record in Book 4167, Page 830, said Register's Office.

This conveyance is made subject to restrictive covenants, of record in Book 1938 Page 433, Register's Office, Davidson County, Tenn., including the requirement that "the main residence to be constructed shall not have less than 1350 square feet of floor space"; the ~~XXX~~ unrecorded plan shows a 125 foot set-back line from Due West and a 20 foot easement for public utilities along the north line of the lot.

This conveyance includes transfer of the Escrow Account on deposit with Murphree Mortgage Company, Nashville, Tenn.

This instrument prepared by
Kord & Lewis Realty Co.,
114 Union St., Nashville, Tenn.

unimproved ( )
This is improved ( ) property, known as 408 West Due West Ave., Madison, 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 Wayne P. Forehand and wife, Linda M. Forehand *their heirs and assigns, forever.*

And We *do covenant with the said* Wayne P. Forehand and wife, Linda M. Forehand, *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 as herein stated.

And George M. Bulgin and wife, Dorothy Chandler Bulgin, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Wayne P. Forehand and wife, Linda M. Forehand, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *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.*

George M. Bulgin
George M. Bulgin

Dorothy Chandler Bulgin
Dorothy Chandler Bulgin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mae F. Lewis, *a Notary Public in and for said County and State, the within named* George M. Bulgin and wife, Dorothy Chandler Bulgin

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* 30th *day of* June, *19*70.

Mae F. Lewis, *Notary Public.*

Commission Expires May 15, 1971.

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.....

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28,950.00

WARRANTY DEED

FROM

George W. Bulgin et ux,

TO

Wayne P. Forehand et ux.

A 8 2 8 6 6

IDENTIF. REFERENCE

JUL 7 10 17 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JUL-70	CONV	28,950.00			
JUL-70	S'TAX		A*	75.14	
JUL-70	PR'FEE		A*	.50	
JUL-70	W'DEED		A*	6.00	* 81.64