THIS INSTRUMENT PREPARED BY:
Franklin D. Brabson, Attorney
806 Nashville Bk. & Tr. Bldg.
Nashville, Tenn. 37201

QUITCLAIM
~~WARRANTY~~ DEED

BOOK 4430 PAGE 361

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. CUNDALL (NAME)	SAME (NAME)	119-16-18
1039 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THREE THOUSAND----------

----------($3,000.00)---------- *DOLLARS*,

TWO THOUSAND ($2,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged by Mary Jean Dobbs Cundall, and the receipt of a Note in the amount of ONE THOUSAND ($1,000.00) DOLLARS due and payable within two years, without interest. James R. Cundall hereby acknowledges and assumes the payment of the balance of a Note payable to the Southern Federal Savings & Loan Association, in the original amount of FIFTEEN THOUSAND FOUR HUNDRED ($15,400.00) DOLLARS, and which is secured by a Deed of Trust from Crowders, Inc. to A. H. Thomas, Trustee, recorded in Book 3512, page 241, Registers Office for Davidson County, Tennessee.

I, Mary Jean Dobbs Cundall

have bargained and sold, and by these presents do transfer and convey unto the said James R. Cundall,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 8th Ward of the City of Nashville, formerly the 6th Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of Battlewood, Section Four, as of record in Book 3106, page 63, Register's Office for said county, described as follows:

Beginning at a point in the northeasterly margin of Drummond Drive in the westerly line of the property conveyed to Crowders, Inc., by deed from Lewis C. Payne and wife, as of record in Book 3182, page 196, said Register's Office, said point also being in the easterly line of the property designated "For Future Development J. P. Ellis" on the map of J. P. Ellis' Glencliff Subdivision, as of record in Book 1130, page 23, said Register's Office; thence with the westerly line of said property which was conveyed to Crowders, Inc., also being the easterly line of said property designated "For Future Development...", north 3° east 239.3 feet, more or less, to the northwest corner of said property which was conveyed to Crowders, Inc., also being the northeast corner of said property designated "For Future Development...", said northeast corner also being the northeast corner of the property conveyed to the State of Tennessee by deed from Charles F. Malin and wife, as of record in Book 2929, page 415, said Register's Office; thence with the northerly line of said property which was conveyed to Crowders, Inc., south 88° 30' east 214.65 feet to a point lying north 88° 30' west 12.35 feet from a northeast corner of said property which was conveyed to Crowders, Inc.; thence southwesterly to the northeasterly margin of Drummond Drive; thence with the northeasterly margin of Drummond Drive northwesterly 90 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~3,000.00~~

Subscribed and sworn to before me, this the 14th day of February, 19 70

James R. Cundall
Affiant

My commission expires: 11/7/73

M. Lynne Halliday
Notary Public

(Affix Seal)

Being part of the real property conveyed to Crowders, Inc., by deed from Lewis C. Payne and wife, dated February 20, 1961, filed February 20, 1961, and recorded in Book 3182, page 196, Register's Office for said County.

This conveyance is made subject to the restrictive covenants contained in an instrument executed by Crowders, Inc., dated November 21, 1961, filed November 28, 1961, and recorded in Book 3312, page 60, Register's Office for Davidson County, Tennessee, and a 10-foot easement for public utilities along the rear line of the premises, a 20-foot easement for public utilities along the western line of said premises, a 150-foot building setback line from Drummond Drive, and the conditions of the owners certificate as shown on plan of record in Book 3106, page 63, Register's Office for Davidson County, Tennessee.

This is ~~improved~~ / unimproved ( ) property, known as 1039 Drummond Drive, Nashville, Tennessee 37211
(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 James R. Cundall, his *heirs and assigns, forever.*

And she *do*es *covenant with the said* James R. Cundall *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for Deed of Trust assumed by the Grantees.

And Mary Jean Dobbs Cundall *do*es *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Cundall, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* February, 1970., ~~the corporate party, if any, hereto executed its name to be signed hereto by its duly authorized officers and~~ ~~said day and date.~~

Mary Jean Dobbs Cundall
Mary Jean Dobbs Cundall

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, M. Lynne Halliday, a Notary Public in and for said County and State, the within named Mary Jean Dobbs Cundall

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 19 70.

M. Lynne Halliday, Notary Public.

M. LYNNE HALLIDAY NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 11/7/73

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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A 8 3 2 2 4

WARRANTY DEED

FROM

MARY JEAN DOBBS CUNDALL

TO

JAMES ROLAND CUNDALL

IDENTIF. REFERENCE

JUL 10 9 41 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 10 70	CONV	*3,000.00			
JUL 10 70 S'TAX			A*	7.80	
JUL 10 70 PR'FEE			A*	.50	
JUL 10 70	W'DEED		A*	7.50	* 15.80

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

JAMES ROLAND CUNDALL, COMPLAINANT	)	
VS.	)	NO. 58260
MARY JEAN DOBBS CUNDALL, DEFENDANT	)	

FINAL DECREE

This cause came on to be heard on the 4th day of June, 1970, before the Honorable Shelton Luton, Judge of the Probate Court of Nashville, Tennessee, upon the petition of the Complainant for an absolute divorce. Upon a pro confesso having been properly entered and testimony of the Complainant and two corroborating witnesses in open Court, the Court is of the opinion that the Defendant has been guilty of such cruel and inhuman treatment as to render it intolerable for said marriage to continue.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED by the Court that the bonds of matrimony heretofore existing and subsisting between the Complainant, James Roland Cundall, and the Defendant, Mary Jean Dobbs Cundall, be and the same are hereby forever dissolved, and that the Complainant be granted an absolute divorce from the Defendant and restored to all the rights and privileges of an unmarried person.

_____
Shelton Luton, Judge

APPROVED FOR ENTRY:

_____
Franklin D. Brabson, Solicitor
for Complainant

C E R T I F I C A T E

I certify that a copy of this Decree has been sent to the Defendant by Registered Mail on this ___ day of June, 1970.

_____