WARRANTY DEED

BOOK 4430 PAGE 553

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TERRY RAY ISHMAEL (NAME)	Murphree Mortgage Co. (NAME)	118-10
3409 SPRINGBROOK DR. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par 65
NASHVILLE (CITY) (P. O. ZONE) TENN. (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,* cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

CHARLES L. MADER, JR., and wife, MARY H. MADER

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

TERRY RAY ISHMAEL and wife, BARBARA ISHMAEL

their ~~XXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 10 fronts 75 feet on the westerly side of Springbrook Drive, and runs back 154 feet on the northerly line and 150 feet on the southerly line, to a dead line in the rear, measuring 98.8 feet thereon.

Being the same property conveyed to Charles L. Mader, Jr., and wife, Mary H. Mader by deed from D. L. Humphrey and wife, of record in Book 3033, page 7, Register's Office for said County.

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $17,000.00

Subscribed and sworn to before me, this the 30th day of June 1970

Affiant? Terry R. Ishmael

My commission expires: Oct. 30, 1973 (Affix Seal)

Notary Public William L Brooks

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 3409 Springbrook 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 Terry Ray Ishmael and wife, Barbara Ishmael, their ~~XXXXX~~ *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* Terry Ray Ishmael and wife, Barbara Ishmael, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *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.*

Charles L. Mader Jr.
Charles L. Mader, Jr.

Mary H. Mader
Mary H. Mader

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

Return to: Thomas, Halliburton & Allen
122 [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William L Brooks, *a Notary Public in and for said County and State,* Charles L. Mader, Jr., and wife, Mary H. Mader

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

William L Brooks
Notary Public

Commission expires Oct. 30, 1973

WILLIAM L. BROOKS NOTARY PUBLIC LARGO STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

CHARLES L. MADER, JR., et ux

TO

TERRY RAY ISHMAEL, et ux

A 8 3 3 1 6

IDENTIF. REFERENCE

JUL 10 70 CONV 17,000.00
JUL 10 70 S'TAX A* 44.20
JUL 10 70 PR'FEE A* .50
JUL 10 70 W'DEED A* 3.00 * 47.70

JUL 10 3 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