Deed prepared by: James H. Hill, Atty., 320 So. Gallatin Road, Madison, Tenn.

WARRANTY DEED

BOOK 4431 PAGE 499

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Wm. J. Froelich	Same	Map 52-7
(NAME:) 632 Center Street	(NAME:) "	Par. 10
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) "	11D44035
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, Julius B. Piper, and wife, Rachel M. Piper,

the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* William J. Froelich and wife, Lillian Olive Froelich, the grantees and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tenn., being known as Lot no. 22 of Block "B" on an unrecorded Map of the Subdivision known as Home Acres, being a Resubdivision of the 1st Subdivision of the Layman Foundation property and described according to a copy of a survey by Blanchard & Parrish, as follows:
Beginning at a point in the westerly margin of Center St. the common corner of Lots Nos. 21 and 22; thence with the line between said lots, westerly 225 feet to a point in the easterly line of Lot No. 7; thence with the line between Lots Nos. 22 and 7; southerly 63.3 feet to a point in the northerly line of Lot No. 3; thence with the line between Lots Nos. 22 and Lots Nos. 3,2, and 1, easterly 237.5 feet to the westerly margin of Center Street; thence with the margin of same, northerly 141 feet to the beginning.
Being the same property as conveyed from Willard W. Powers, et ux, Ruby L. Powers, et al, the grantees by Warranty Deed to Julius B. Piper, et ux, Rachel M. Piper, as of record in Book 3957, Page 508, R.O.D.C., Tennessee.

This is ( ) unimproved (X) improved property, known as 632 Center Street (House Number) (Street), Madison (P. O. Address:) Tennessee (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 grantees and their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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.* All taxes for 1970 are assumed by the buyer herein.

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 14th *day of* July, 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.*

X Julius B. Piper

Rachel M. Piper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4431 PAGE 500

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julius B. Piper and wife, Rachel M. Piper

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 Madison Tennessee. this 15th day of July, 19 70.

Commission expires May 7, 1974

James H. Hill Notary Public

JUL 15 70 CONV *6,250.00
JUL 15 70 S'TAX A* 16.12
JUL 15 70 PR'FEE A* .50
JUL 15 70 W'DEED A* 3.00 * 19.62

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

I hereby swear, or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 6250.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Julius B Piper
Affiant

Subscribed and sworn to before me this the 14th day of July 1970

James H. Hill
Notary Public

Commission Expires: May 7, 1974

WARRANTY DEED

FROM
Julius B. Piper et ux

TO
William J. Froelich et ux

A 8 3 7 0 9

IDENTIF. REFERENCE

JUL 15 10 52 AM '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 : Wm. J. Froelich- 632 Center St., Madison, Tennessee 37115