WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT P. HOOVER, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 63-1
629 Nawakwa Trail (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 30
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BOOK 4432 PAGE 184

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Three Hundred Seventeen and 08/100 ($12,317.08) * * * * * *Dollars,* of which $3,200.00 has been paid in cash, the receipt of which is hereby acknowledged; and for the remaining $9.117.08 the purchasers herein assume and agree to pay the balance of a deed of trust of record in Book 3854, page 662, according to the terms set out therein,

we, David N. Fox and wife, Mildred A. Fox,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert P. Hoover and wife, Donna D. Hoover, and their

(successors), heirs and assigns,

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

Being part of the north part of Lot 1 of Nawakwa Hills Annex, as of record in Book 843, page 65, Register's Office for said County, and described partially according to a copy of a survey made by H. Gee, September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

Beginning at a point in the southern margin of Nawakwa Trail 315.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located; the monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence north 66° 13' east 105.0 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to David N. Fox and wife, Mildred A. Fox, by deed from E. C. Chance and wife, as of record in Book 4006, page 392, said Register's Office.

This conveyance is made subject to any restrictions of record on said property in the Register's Office for said County.

All insurance, tax and excrow accounts are hereby transferred to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,317.08

Subscribed and sworn to before me, this the 17th day of July, 70

Affiant

My commission expires: 12 30 73 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 629 Nawakwa Trail, Madison, 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 Robert P. Hoover and wife, Donna D. Hoover, and 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 hereinabove set out.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert P. Hoover and wife, Donna D. Hoover, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17 *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.*

Mildred A. Fox

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy C Fisher *a Notary Public in and for said County and State,* DAVID N. FOX and wife, MILDRED A. FOX, *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* 17 *day of* July, *19*70.

Commission expires 10 31 73 Judy C Fisher *Notary Public*

JUDY C. FISHER NOTARY PUBLIC DAVIDSON

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*.....

Commission expires ..... *Notary Public*

JUL 17 70 CONV 12,317.08
JUL 17 70 S'TAX A* 31.98
JUL 17 70 PR'FEE A* .50
JUL 17 70 W'DEED A* 3.00 * 35.48

WARRANTY DEED

FROM
DAVID N. FOX, et ux
TO
ROBERT P. HOOVER, et ux

A 8 4 0 0 4

IDENTIF. REFERENCE

JUL 17 11 22 AM '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