# WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ALAN C. MIFFLIN, III | SAME | Map 131-10 |
| (NAME) | BOOK 4432 PAGE 528 | |
| 4616 Chalmers Dr. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 53 |
| Nashville Tenn | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars,

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO KIMBROUGH KAVANAUGH AND ASSOCIATES, INC. OF RECORD IN BOOK 3651, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, G. T. SCOTT, JR., AND WIFE, FRANCES C. SCOTT

have this day bargained and sold, and do hereby transfer and convey unto the said ALAN C. MIFFLIN, III

HIS (successors), heirs and assigns,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 201 ON THE PLAN OF TYNEWOOD ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 201 FRONTS 142.8 FEET ON THE EASTERLY SIDE OF CHALMERS DRIVE, AND RUNS BACK 285.4 FEET ON THE SOUTHERLY LINE AND 287.6 FEET ON THE NORTHERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 135.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO G. T. SCOTT, JR. AND WIFE, FRANCES C. SCOTT BY DEED FROM HAURY AND SMITH CONTRACTORS, INC., AS OF RECORD IN BOOK 3134, PAGE 97 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,500.00

Subscribed and sworn to before me, this the 17 day of July, 19 70

Affiant

My commission expires: 9-14-71
(Affix Seal)

Notary Public

This is unimproved / improved property, known as 4616 CHALMERS 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 ALAN C. MIFFLIN, III

HIS (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 SET OUT ABOVE AND 1970 TAXES WHICH GRANTEE ASSUMES.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ALAN C. MIFFLIN, III

HIS (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.

G. T. Scott, Jr.

Frances C. Scott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Virginia Phillips, *a Notary Public in and for said County and State,* G. T. SCOTT, JR. AND WIFE, FRANCES C. SCOTT

*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

Virginia Phillips
*Notary Public*

VIRGIA PHILLIPS • NOTARY PUBLIC • DAVIDSON COUNTY

*Commission expires* 9-14-71

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* .....

| | | | | | |
|---|---|---|---|---|---|
| JUL 20 70 | CONV | 51,500.00 | | | |
| JUL 20 70 | S'TAX | | A* | 133.90 | |
| JUL 20 70 | PR'FEE | | A* | .50 | |
| JUL 20 70 | W'DEED | | A* | 3.00 | * 137.40 |

**WARRANTY DEED**

FROM
G. T. SCOTT, JR. ET UX

TO
ALAN C. MIFFLIN, III

A 84177

IDENTIF. REFERENCE

JUL 20 10 49 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

51215