This instrument prepared by:
Morrow & Crowder, Attys.
3221 Nolensville Road
Nashville, Tennessee 37211

WARRANTY DEED

BOOK 4433 PAGE 335

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madalene Fortner (NAME)	United Mortgagee Servicing Corp. (NAME)	
3012 Louise Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 119-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	Par. 197

FOR AND IN CONSIDERATION of the sum of ---------Ten and 00/100----------
----------($10.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, Lena R. Utley

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

her (successors), heirs and assigns,

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

Land in Davidson County, Tennessee being Lot No. 23 on the Map of H. G. McNabb Subdivision as of record in Book 1130, page 64, Register's Office for said County.

Said Lot No. 23 fronts 70 feet on the east side of Louise Drive and runs back between parallel lines 159.9 feet on the north line, and 159.8 feet on the south line, to a dead line in the rear, on which it measures 70 feet.

Being the same property conveyed to Lena R. Utley by deed from Raymond Beard and wife, Judy F. Beard of record in Book 4374, Page 282, 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 $ 10,250.72

Subscribed and sworn to before me, this the 10 day of July, 19 70

Affiant Leroy Harwell

My commission expires 25 April 1972 (Affix Seal)

Notary Public Clifford H. Gardner

NOTARY PUBLIC DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 3012 Louise 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 Madalene Fortner

her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Madalene Fortner, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 10 day of July, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Lena R. Utley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ALFRED H GASTON, *a Notary Public in and for said County and State,* Lena R. Utley

the within named 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* 18th *day of* July, 1970

Alfred H Gaston
Notary Public

ALFRED H. GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 25 apr 1972

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 .....

Berth. 9

WARRANTY DEED

FROM
LENA R. UTLEY
TO
MADALENE FORTNER

JUL 22 70	CONV	10,250.73			
JUL 22 70	S TAX		A*	26.78	
JUL 22 70	PR FEE		A*	.50	
JUL 22 70	WDEED		A*	3.00	* 30.28

A 8 4 5 2 5

IDENTIF. REFERENCE

JUL 22 3 53 PM '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