BOOK 4434 PAGE 249 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1970.

Notary Public

MY COMMISSION EXPIRES: May 7, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs and Co. (NAME) 3813 Cleghorn Avenue Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Mitchell, Jr. et ux (NAME)	Fidelity Federal Savings and Loan Assn. (NAME)	OH-10932
4729 Clendenin Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 131-16
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 43

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B. Wade Foster and wife, Ruby M. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Mitchell, Jr. and wife Miriam T. Mitchell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "A" on the Map First Addition to Gateway Acres, a part of the Overton Lea Estates, of record in Book 1424, page 9, Register's Office for Davidson County.

Beginning at a point in the westerly margin of Clendenin Road, said point being a common corner of Lot Nos. 5 and 6; thence southwardly 170.2 feet to a concrete monument at the beginning of a curve: thence along said curve in a southwesterly direction 178.8 feet to a concrete monument in the northerly margin of Gateway Lane; thence westwardly 144.3 feet to a point, said point being a common corner of Lot Nos. 4 and 5; thence northwardly 252.1 feet to a point; thence eastwardly 260.0 feet to the point of beginning.

Being the same property conveyed to B. Wade Foster and wife, Ruby M. Foster by deed from James H. Fry and wife, Margaret Patterson Fry of record in Book 2393, page 225, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 4729 (House Number) Clendenin Road (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of July, 1970

B. Wade Foster

Ruby M. Foster

B. Wade Foster

Ruby M. Foster

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~xxxxxxxxx~~ Mrs. Joe L. Jenkins, a Notary Public in and for said County and State, the within named B. Wade Foster and Ruby M. Foster

the 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 27th day of July 19 70

Commission expires May 7, 1974

Mrs Joe L Jenkins
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM B. Wade Foster and wife, Ruby M. Foster

TO John G. Mitchell, Jr. and wife, Miriam T. Mitchell

AND FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, NASHVILLE

A 84931

IDENTIF. REFERENCE

JUL 27 2 38 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

019,048-S

JUL 27 70	CONV	38,500.00			
JUL 27 70	S'TAX		A*	100.10	
JUL 27 70	PR'FEE		A*	.50	
JUL 27 70	W'DEED		A*	3.00	* 103.60