BOOK 4435 PAGE 658

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Rosen	Murphree Mortgage Company	Map 115-15
(NAME)	(NAME)	
333 Jocelyn Hollow Road	226 Third Avenue Ave.	Par. 56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Three Hundred Sixty Seven and 74/100 ($32,367.74)----------*Dollars,*

of which $7,600.00 has been paid in cash by John M. Rosen and wife, Gayle K. Rosen, the receipt of which is hereby acknowledged, and the said John M. Rosen and wife, Gayle K. Rosen assumes and agrees to pay the unpaid balance of $24,767.74 of an original indebtedness of $25,750.00 secured by deed of trust of record in book 4152, page 314, Register's Office for Davidson County, Tennessee,

we, Richard D. Powell and wife, Sylvia J. Powell

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

John M. Rosen and wife, Gayle K. Rosen, their

(successors), heirs and assigns,

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

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 210 on the Plan of West Meade Farms, Inc., Section "J", as of record in book 1835, page 125, Register's Office for said County. Said Lot No. 210 fronts 150 feet on the northwesterly side of Jocelyn Hollow Circle and runs back between lines, 355.1 feet on the southwesterly line and 357.1 feet on the northeasterly line, to a dead line in the rear which is a broken line, on which it measures 102.5 feet. Being the same property conveyed to Richard D. Powell and wife, Sylvia J. Powell by deed from S. L. Parsley, Jr., and wife, Mittie B. Parsley, of record in book 4152, page 342, 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 $ ~~32,367.74~~ 100.00

Subscribed and sworn to before me, this the 31 day of July, 1970

Affiant

My commission expires 7-31-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 333 Jocelyn Hollow Road (House Number) (Street) Nashville, Tennessee 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

John M. Rosen and wife, Gayle K. Rosen, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John M. Rosen and wife, Gayle K. Rosen, their

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

Witness our *hand* s *this* 28th *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.*

Richard D. Powell

Sylvia J. Powell

This Instrument Was Prepared By

Henry W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Richard D. Powell and wife, Sylvia J. Powell

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* 31 *day of* July, 1970.

Notary Public

Commission expires 7/31/73

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 .....

AUG-3 70 CONV 32,400.00
AUG-3 70 S'TAX A* 84.24
AUG-3 70 PR'FEE A* .50
AUG-3 70 W'DEED A* 3.00 * 87.74

WARRANTY DEED

FROM

Richard D. Powell, et ux

TO

John M. Rosen, et ux

A 85553

IDENTIF. REFERENCE

AUG 3 9 08 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