WARRANTY DEED

BOOK 4436 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dorris Dean Barnes		Map 160
(NAME)	(NAME)	
5613 Valley View Road		par 114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Twenty Nine Thousand Eight Hundred Fifty ($29,850.00) and no/100 - - *Dollars,*
of which $10,000.00 has been paid in cash by Dorris Dean Barnes and wife Nell Adele Barnes, the receipt of which is hereby acknowledged and for part of the remainder, the said Dorris Dean Barnes and wife Nell Adele Barnes, assume and agree to pay the balance of $19,253.93 of an original indebtedness of $20,750.00 secured by deed of trust, executed by Dorothy Baumgartner, etal to A. H. Thomas, Trustee of record in book 4084, page 115, Register's Office for Davidson County, Tennessee, and for the remainder, the said dorris Dean Barnes and wife Nell Adele Barnes have executed their one joint promissory note of even date herewith for $628.39 payable to the order of Dorothy Baumgartner and Birdie Marie Baumgartner in 16 monthly installments, the first 15 being for $40.41 each, and one, the last for $22.24 bearing no interest, We, Dorothy Baumgartner and Birdie Marie Baumgartner

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

Dorris Dean Barnes and wife Nell Adele Barnes
their
(successors), heirs and assigns,

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

Being lot No. 5 on the Plan of the Re-Subdivision of lots 50, 51, 52, 53, 54 and north ½ of 49 of Brentwood Gardens of record in book 3842, page 61, Register's Office for said County.

Said lot No. 5 fronts 107.7 feet on the westerly margin of Valley View Road and extends back between lines of 339.9 feet on the northerly line and 436.4 feet on the southerly line to a broken rear line, on which it measures 157.53 feet thereon.

Being the same property conveyed to Dorothy Baumgartner and Birdie Marie Baumgartner by deed from James A. Ford and wife of record in book 4084, page 114, as corrected in book 4434, page 476, said Register's Office.

A lien is hereby expressly retained to secure the payment of the above mentioned promissory note, together with attorney's fees in event of default in payment, the first installment of said note falling due on October 15, 1970 and monthly thereafter. This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This conveyance is made subject to easement for public utilities purposes, building set back line and conditions of owners certificate as shown on plan of record in book 3842, page 61, and restrictive covenants of record in book 4020, page 59, said R. O.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,850.00

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

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5613 Valley View Road (House Number) (Street) P. O. Address: Nashville, Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Dorris Dean Barnes and wife Nell Adele Barnes
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* Dorris Dean Barnes and wife Nell Adele Barnes
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31 *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.*

Dorothy Baumgartner

Birdie Marie Baumgartner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Notary E. Ward, *a Notary Public in and for said County and State,* Dorothy Baumgartner and Birdie Marie Baumgartner

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 *19* 70

Commission expires March 11, 1973 *Notary Public*

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-7 70 CONV 29,850.00
AUG-7 70 S'TAX A* 77.48
AUG-7 70 PR'FEE A* .50
AUG-7 70 W'DEED A* 3.00 * 80.98

WARRANTY DEED

FROM
Dorothy Baumgartner, etal

TO
Dorris Dean Barnes, etux

A 8 6 1 1 1

IDENTIF. REFERENCE

AUG 7 10 57 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