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BOOK 4438 PAGE 366

WARRANTY DEED

PREPARED BY:
SHELTON, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Malone, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 96-5
2724 McCampbell Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	Par 182
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ...Ten and 00/100 ----------
----------($10.00) ------- Dollars,

Cash in hand paid and other good and valuable consideration, including assumption by the grantees of a first mortgage indebtedness payable to Murphree Mortgage Company of Nashville, Tennessee,

James Foster Mathis, Jr., and wife Juanita H. Mathis

have this day bargained and sold, and do hereby transfer and convey unto the said Robert R. Malone and wife, Neva Joyce Malone, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 80 on the Plan of Donelson Heights, Section 2, as of record in Book 1835, page 39, Register's Office for said County. Said Lot No. 80 fronts 85.0 feet on the southerly side of McCampbell Avenue and extends back between parallel lines 160 feet to a line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to James Foster Mathis, Jr. and wife Juanita H. Mathis by Warranty Deed from R. E. Hewgley and wife Ama P. Hewgley of record in Book 4307, Page 186, Register's Office for Davidson County Tennessee.

This conveyance is made subject to restrictions of record in Book 1334, page 453, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from McCampbell Avenue, and conditions of owners certificate, as shown on plat of record in Book 1835, page 39, 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 $ 15,000.00

Subscribed and sworn to before me, this the 7 day of August 19 70

Affiant James F. Mathis

My commission expires: (Affix Seal)

Notary Public

This is unimproved / improved property, known as 2724 McCampbell Road, 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 Robert R. Malone and wife, Neva Joyce Malone, 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. except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert R. Malone and wife, Neva Joyce Malone, Their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of August, 19 70, the corporate party, if any, having caused the same to be signed hereto by its duly authorized officers on said day and date.

James F. Mathis Jr.

Juanita H. Mathis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* James Foster Mathis, Jr., and wife, Juanita H. Mathis

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville ..... *Tennessee,* *this* 7th *day of* August, *19*70

.....*Notary Public*

Commission expires 10/21/70

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.....

WARRANTY DEED

FROM

James Foster Mathis, et ux

TO

Robert R. Malone, et ux

PREPARED BY:
STEELTEMIER, WESTBROOK & HARVEY
2100 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 292-3327

A 86761

IDENTIF. REFERENCE

AUG 13 12 16 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

AUG 13 70	CONV	11,700.00				
AUG 13 70 S TAX			A*	30.42		
AUG 13 70 PRT FEE			A*	.50		
AUG 13 70	MDEED		A*	3.00	*	33.92