BOOK 4438 PAGE 627

This instrument was prepared by GRISSIM AND SHORT, Attorneys Court Square Bldg. Nashville, Tennessee

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. D. Powell, Jr. (NAME)	Same (NAME)	Map 72-9
1008 Fairwin Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 381
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of $13,500.00

Thirteen thousand & five hundred---------- DOLLARS

Upon the following terms, $3,067.40 cash and for the remainder the said, H. D. Powell, Jr. & wife, Clara Hall Powell agree & assume to pay the balance of a note in the amount of $10,432.60 to Gladys Reta Overton McClendon recorded in Book 4299, Page 770, R.O.D.C.

Melvin T. Chandler & wife, Eva C. Chandler

We, have bargained and sold, and by these presents do transfer and convey unto the said H. D. Powell, Jr. & wife, Clara Hall Powell

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. 66 on the Map of Eskridge's Subdivision, of part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County. Said lot No. 66 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line. Being the same Property conveyed to Melvin T. Chandler & wife, Eva C. Chandler by Deed from Gladys Reta Overton McClendon, Recorded in Book 4299, Page 770, R.O.D.C.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13,500.00 Affiant

Subscribed and sworn to before me this 14th day of Aug 1970

Deputy Register

This is unimproved ( ) improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. D. Powell, Jr. & wife, Clara Hall Powell heirs and assigns, forever.

And We do covenant with the said H. D. Powell, Jr. & wife, Clara Hall Powell 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. Except as set out above and 1970 taxes which Grantee assumes.

And Melvin T. Chandler, & wife, Eva C. Chandler do further covenant and bind Ourselves, Our heirs and representatives, to warrant and forever defend the title to the said land to the said H. D. Powell, Jr. & wife, Clara Hall Powell, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 12th day of August, 1970

Melvin T Chandler

Eva C. Chandler

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ezell Dickerson, a Notary Public in and for said County and State, the within named Melvin T. Chandler & wife, Eva C. Chandler

the bargainor, 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 12th day of August 19 70

Commission expires May 7 1974

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

Mail Ogle Gilliam & Fox

WARRANTY DEED

FROM
Melvin T. Chandler &
Eva C. Chandler

TO
H. D. Powell, Jr. &
Clara Hall Powell

A 86891

IDENTIF. REFERENCE

AUG 14 11 31 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 70	CONV	13,500.00			
AUG 14 70	STAX		A*	35.10	
AUG 14 70	PRTFEE		A*	.50	
AUG 14 70	MTDEED		A*	3.00	* 38.60