WARRANTY DEED

BOOK 4438 PAGE 847

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Francis, et ux	John A. Francis	FH-4896
(NAME)	(NAME)	
4503 Everett Drive	Same	Map. 130-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 25
Nashville, Tenn 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-five Thousand Five Hundred and No/100 ----------($35,500.00)---------- Dollars,

of which $19,565.44 has been paid in cash by John A. Francis and wife, Betty P. Francis, the receipt of which is hereby acknowledged, and for the remainder the said John A. Francis and wife, Betty P. Francis have assumed and agree to pay the unpaid balance of $15,934.56 of an indebtedness in the original amount of $20,500.00, secured by deed of trust of record in book 3196, page 61, Register's Office for Davidson County, Tennessee,

We, Herbert Dennis Barksdale and wife, Mary Dona Barksdale

have this day bargained and sold, and do hereby transfer and convey unto the said John A. Francis and wife, Betty P. Francis, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 1 on the Plan of Echo Hills, Addition No. 1, as of record in book 2663, page 48, Register's Office for said County.
Said lot No. 1 fronts 240.7 feet on the west side of Everett Drive, and runs back 169 feet on the north line and 168.9 feet on the south line, to a dead line in the rear on which it measures 235 feet.
Being the same property conveyed to Herbert Dennis Barksdale and wife, Mary Dona Barksdale, by deed from Albert H. Trithart and wife, of record in book 4239, page 291, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35500.00

Subscribed and sworn to before me, this the 14th day of August 1970

Affiant John A. Francis

My commission expires My Commission Expires April 24, 1971 (Affix Seal)

Notary Public Raymond H Darrow

This is { } unimproved { } improved property, known as 4503 Everett Drive, 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 John A. Francis and wife, Betty P. Francis, 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 A. Francis and wife, Betty P. Francis, their

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

Witness our hand s this 14th day of August, 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.

This Instrument Was Prepared By
Wesley W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Herbert Dennis Barksdale
Mary Dona Barksdale

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* Herbert Dennis Barksdale and wife, Mary Doo[illegible] Barksdale

*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,
this 14th *day of* August, *19*70

Raymond H Darrow *Notary Public*

Commission expires My Commission Expires April 21, 1971

RAYMOND DARROW NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 14 70 CONV 35,500.00
AUG 14 70 S'TAX A* 92.30
AUG 14 70 PB'FEE A* .50
AUG 14 70 W'DEED A* 3.00 * 95.80

WARRANTY DEED

FROM
Herbert Dennis Barksdale, et ux

TO
John A. Francis, et ux

A 8 6 9 8 7

IDENTIF. REFERENCE

AUG 14 3 25 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