Prepared by: R. David Ludwick, Atty
3rd National Bank Bldg
Roseville, Tenn

WARRANTY DEED

BOOK 4439 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James R. Hill (NAME)	Same (NAME)	M-133-16.P-172
4866 Jonquil Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

ONE HUNDRED and NO/100 ($100.00) ----------*DOLLARS*
cash in hand paid by James R. and Robbie H. Hill, hereinafter referred to as the GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, and for the additional consideration that the said James R. and wife Robbie H. Hill have assumed and agreed to pay an indebtedness in the sum of Seventeen Thousand and 27/100 ($17,000.27) Dollars, representing the principal balance of an original principal amount of Seventeen Thousand Six Hundred Fifty and No/100 ($17,650.00) Dollars, payable to the Guaranty Mortgage Company in Three Hundred Sixty (360) monthly installments of One Hundred Five and 83/100 ($105.83) Dollars each, which monthly installments include interest at the rate of six (6%) per cent and which indebtedness is secured by a Deed of Trust from Donald Moore Brown and wife, Gloria A. Brown to Herschel Greer, Trustee, of record in Book 4164, Page 799, Register's Office for Davidson County, bearing date of August 1, 1967, and constituting a first lien on the property herein conveyed. This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to said property.

Gloria A. Brown has/~~have~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* James R. and Robbie H. Hill, their 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. 37 on the Plan of Welch Meadows, Section 1, of record in Book 3700, Page 34, Register's Office for said County. Said lot fronts 80.33 feet on the easterly side of Jonquil Drive and extends back 133.68 feet on the southerly side and 134.04 feet on the northerly side to a line in the rear measuring 67.37 feet thereon.

Being the property conveyed to Donald M. Brown and wife, Gloria A. Brown by deed from Bill Wheeler Construction Co., Inc., a Tennessee corporation, of record in Book 4164, Page 798, Register's Office for Davidson County, Tennessee, and being the property, all interests and rights in which were conveyed to Gloria A. Brown by quit claim deed from Donald M. Brown, of record in Book 4400, Page 627, 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 $ 23,000.00

Subscribed and sworn to before me, this the 10th day of August, 1970

Gloria A. Brown
Affiant

My commission expires: January 21, 1971 (Affix Seal)

Nancy Edwards
Notary Public

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 4866 Jonquil Drive, Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. and Robbie H. Hill, their *heirs and assigns, forever.*

And she does ~~do~~ *covenant with the said* James R. and Robbie H. Hill *that* she is *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 forth hereinabove.

And Gloria A. Brown does ~~do~~ *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. and Robbie H. Hill, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 12th *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.*

Gloria A Brown

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, the within named Gloria A. Brown

the 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 26th day of August, 1970.

Nancy Edwards, Notary Public.

Commission Expires January 21, 1971

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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, this day of, 19.

, Notary Public.

Commission Expires.

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.

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WARRANTY DEED

FROM
GLORIA A. BROWN

TO
JAMES R. and ROBBIE H. HILL

A 87340

IDENTIF. REFERENCE

AUG 19 9 38 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

AUG 19	CONV	23,000.00			
AUG 19 S TAX			A*	59.80	
AUG 19 PR FEE			A*	.50	
AUG 19	W DEED		A*	6.00	* 66.30