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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. F. AUSTIN, JR. ET AL	SAME	Map 119-9
(NAME)	(NAME) BOOK 4439 PAGE 907	Par. 31-32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars,

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, WILLIAM EMMETT TALLEY, A WIDOWER

have this day bargained and sold, and do hereby transfer and convey unto the said J. F. AUSTIN, JR. AND L. G. GREER

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 74 AND 75 ON THE REVISED AND CORRECTED PLAN OF THOMPSON AND RING'S SUBDIVISION OF EDENWOLD PARK, OF RECORD IN BOOK 332, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 104 1/2 FEET ON THE EASTERLY SIDE OF LANDERS AVENUE AND RUN BACK BETWEEN LINES, 125 FEET 8 INCHES ON THE SOUTH LINE OF LOT 75 AND 67 1/2 FEET, MORE OR LESS, ON THE NORTH LINE OF LOT 74, ALONG THE SOUTHERLY MARGIN OF CENTRAL BOULEVARD, TO AN ALLEY IN THE REAR, ON WHICH THEY MEASURE 143 1/2 FEET.

BEING THE SAME REAL PROPERTY CONVEYED TO KATE P. VAUGHN TALLEY AND HUSBAND, WILLIAM EMMETT TALLEY BY DEED FROM KATE P. VAUGHN OF RECORD IN BOOK 3219, PAGE 491, SAID REGISTER'S OFFICE, THE SAID KATE P. VAUGHN TALLEY HAVING SINCE DIED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 19 day of MAY 1970

Affiant

My commission expires: 9-14-71 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (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 J. F. AUSTIN, JR. AND L. G. GREER

THEIR (successors), heirs and assigns forever. I covenant that I AM 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 OF RECORD.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said J. F. AUSTIN, JR. AND L. G. GREER

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

Witness MY hand this 19 day of MAY, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Emmett Talley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William C. Smith, *a Notary Public in and for said County and State,* WILLIAM EMMETT TALLEY

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

Witness my hand and official seal at NASHVILLE *Tennessee, this* 14th *day of* MAY, *19* 70

My Commission Expires January 30, 1972

William C Smith *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 .....

AUG20 70 CONV *8,000.00
AUG20 70 S TAX A* 20.80
AUG20 70 PR FEE A* .50
AUG20 70 W DEED A* 3.00 * 24.30

WARRANTY DEED

FROM
WILLIAM EMMETT TALLEY
TO
J. F. AUSTIN, JR. AND L. G. GREER

A 87480

IDENTIF. REFERENCE

AUG 20 10 18 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

908