DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

WARRANTY DEED

BOOK 4440 PAGE 42

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Douglas Wright, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 25-12
719 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Pal. 11
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowleged and other good and valuable consideration, including the assumption, by the grantees, of an indebtedness to Murphree Mortgage Company with a present approximate balance of $13,417.02, and secured by a Deed of Trust on the property herein conveyed of record in Book 3995, page 168, Davidson County Register of Deed Office,

we, Melvin A. Ferrell and wife, Alene Ferrell, hereinafter called the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Carl Douglas Wright and wife, Hazel Wright, hereinafter called the grantees,

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

LAND in Davidson County, Tennessee, being the easterly parts of Lots 9 and 10 on the unrecorded plan of Lily Bell Farm, as surveyed by James A. Hamilton, Jr., April 5, 1952, and described according to a survey by Hal R. Swann, Jr., dated June 22, 1963, as follows:

BEGINNING at a point in the westerly margin of Dickerson Pike, said point being the common front corner of Lots 8 and 9 on said unrecorded plan, and also being located 0.1 mile, more or less, south of the southwesterly intersection of Dickerson Pike and Shevel Drive; thence along the line between Lots 8 and 9, north 77° 40' West 409.5 feet to a point; thence in a southeasterly direction 201.0 feet to a point in the line between lots 10 and 11; thence along the line between lots 10 and 11 in an easterly direction 141.2 feet toa point; thence north 19° 00' East 85 feet, more or less, to a point; thence South 87° 16' East 88.2 feet, more or less, to a point; thence in an easterly direction 125 feet, more or less, to an elm tree in the westerly margin of Dickerson Pike; thence along the said margin of said pike in a northerly direction 100.0 feet to the point of beginning.

BEING the same property conveyed to Melvin A. Ferrell and wife, Alene Ferrell by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner, of record in Book 3995, page 165, 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 $ 20,417.02

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

Affiant

My commission expires: 2-21-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 719 Dickerson Road, Goodlettsville, 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 grantees, 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 above assumed by the grantees herein and 1970 taxes which are assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 19th 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.*

Melvin A. Ferrell

Alene Ferrell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Melvin A. Ferrell and wife, Alene Ferrell

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 Madison, *Tennessee, this* 19th *day of* August, *19* 70

James R. McKinney *Notary Public*

Commission expires Feb 21, 1973

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 20 CONV 20,167.02
AUG 20 S'TAX A* 52.52
AUG 20 PR'FEE A* .50
AUG 20 W'DEED A* 3.00 * 56.02

WARRANTY DEED

FROM
MELVIN A. FERRELL, et ux

TO
CARL DOUGLAS WRIGHT, et ux

A 87544

IDENTIF. REFERENCE

AUG 20 3 00 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 256-2056
NASHVILLE, TENNESSEE

824 Apple Valley Rd.
Madison, Tenn.