WARRANTY DEED

BOOK 4440 PAGE 914

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roy H. Owens, et ux	First Federal Savings & Loan	Map 43-15
(NAME)	Assn. (NAME)	
1118 Old Hickory Blvd.	Union at Fourth Street	Par. 109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----Ten and no/100---------- XXXXXXX---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration of the assumption of $4,308.43 by Roy H. Owens and wife, Lillian K. Owens, being the unpaid balance of indebtedness on a promissory note payable to First Federal Savings & Loan Association, secured by a mortgage of Record in Book , page , Register's Office, Davidson County, Tennessee, which said grantees hereby assume and agree to pay as a part of the purchase price for the premises described herein.,

I, Maxine Nelson, an unmarried woman,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy H. Owens and wife, Lillian K. Owens, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots No. 20, 21, and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, pages 36 and 37, Register's Office for said County.

Said lots and part of said lot adjoin and front together 62½ feet on the southerly side of Old Hickory Boulevard, and run back 132.1 feet on the east line and 130 feet, more or less, on the west line to a dead line measuring 62½ feet thereon.

Being the same real property conveyed to Maxine Nelson by deed from Charles G. Tyler, et ux, of record in Book 4057, page 159, in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,708.43

Subscribed and sworn to before me, this the 24 day of April, 19 70.

My commission expires 2-3-74 (Affix Seal)

Affiant: Roy H. Owens

Notary Public: Thomas O. H. Smith Jr.

(Unimproved) (XXXX) This is improved (XXXX) property, known as 1118 (House Number) East Old Hickory Blvd. (Street) Madison (P. O. Address) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roy H. Owens and wife, Lillian K. Owens---------- 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 stated.

I *further covenant and bind* myself, my---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roy H. Owens and wife, Lillian K. Owens, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 24th *day of* April, 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.*

Maxine Nelson

This deed prepared by
THOMAS O. H. SMITH, JR., Attorney at Law
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas O. H.Smith, Jr. , *a Notary Public in and for said County and State,* Maxine Nelson

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

Witness my hand and official seal at Nashville, Tennessee
this 24th *day of* April, *19*70

Notary Public

Commission expires February 3, 1974

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.....

WARRANTY DEED

FROM

Maxine Nelson

TO

Roy H. Owens and wife
Jillian K. Owens

AUG25'70 CONV *4,708.43
AUG25'70 S'TAX A* 12.22
AUG25'70 PR'FEE A* .50
AUG25'70 W'DEED A* 3.00 * 15.72

A 8 7 9 4 3

IDENTIF. REFERENCE

AUG 25 12 58 PM '70

FELIX Z. WILSON JR. 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