This instrument prepared by James H. Bateman, Attorney at Law, P. O. Box 7661, Nashville, Tennessee 37209.

WARRANTY DEED

BOOK 4442 PAGE 674

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. C. Arnold (NAME)	J. C. Arnold (NAME)	133-6 (Map)
305 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	305 Wheeler Avenue (STREET ADDRESS)	161 (Parcel)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Agnes L. Arnold, ----------

this day have bargained and sold, and by these presents do transfer and convey unto the said J. C. Arnold, his ---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 4, 5, 6 and 7 on the map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard & Parrish, Surveyors, April ____, 1939, as follows:

BEGINNING on the southerly margin of Wheeler Avenue at a point 264.1 feet east of the easterly margin of the Nolensville Road, being the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 196.4 feet; thence eastwardly 100 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots, northwardly 195.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, westwardly 100 feet to the beginning. This property is improved and known as 305 Wheeler Avenue, Nashville, Tennessee.

The interest hereby conveyed is a one-half undivided interest in the above described property, the grantor and grantee having heretofore been tenants in common; and this conveyance is made for the purpose of vesting the entire fee in the grantee, J. C. Arnold.

BEING the same property conveyed to J. C. Arnold and Agnes L. Arnold by deed from C. V. Lyles of record in Book_____, Page _____, 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 $ 4,750.00

Subscribed and sworn to before me, this the 1st day of July, 1970

My commission expires: 2-10-74 (Affix Seal)

J. C. Arnold
Affiant

James H. Bateman
Notary Public

This is improved (X) property, known as 305 (House Number) Wheeler Avenue, (Street) Nashville, Tennessee 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 J. C. Arnold, his ---------- *heirs and assigns, forever.*

And I *do covenant with the said* J. C. Arnold---------- *that* I am---------- *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Agnes L. Arnold---------- *do further covenant and bind* myself, my---------- *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. C. Arnold, his ---------- *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1 *day of* July, *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.*

Agnes L Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James H. Bateman, *a Notary Public in and for said County and State, the within named* Agnes L. Arnold

the 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* 1st *day of* July, *1970*

James H. Bateman, *Notary Public.*

Commission Expires 2-10-74

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 .....

A 8 8 7 4 3

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

SEP 2 12 21 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-2-70	CONV	*4,750.00			
SEP-2-70	S'TAX		A*	12.22	
SEP-2-70	PR'FEE		A*	.50	
SEP-2-70	W'DEED		A*	6.00	* 18.72

Compliments of

GUARANTY TITLE

Office of

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