BOOK 4445 PAGE 24 This Instrument Was Prepared By

WARRANTY DEED DENNEY, LACKEY, CHERNAU & CASTLEMAN

218 Third Avenue North

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Will P. Lansdown et	ux Murphree Mtg. Co. Nashville, Tennessee 37201	
(NAME) Rosa G. Lansdown	(NAME) 226 3th Ave. North	Map. 33-12
(STREET ADDRESS OR ROUTE NUMBER) 405 Janette Ave.	(STREET ADDRESS) Nashville, Tennessee	Par. 119
(CITY) (P. O. ZONE) (STATE) Goodlettsville, Tenn.	(CITY) (ZONE) (STATE)	Pal

FOR AND IN CONSIDERATION of the sum of ($10.00) ----------

Ten and No/100 ---------- Dollars,

Cash in hand paid by Will P. Lansdown and wife, Rosa G. Lansdown, the receipt of which is hereby acknowledged and other good and valuable consideration including the assumption of a Deed of Trust executed by Lex J. Lancaster and wife, Nancy Jacqueline Lancaster to Richard E. Corn, Trustee, of record in Book 4150, page 522, R.O.D.C., Tennessee, securing an indebtedness to Murphree Mortgage Company.

We, LEX J. LANCASTER AND WIFE, NANCY JACQUELINE LANCASTER

have this day bargained and sold, and do hereby transfer and convey unto the said

WILL P. LANSDOWN AND WIFE, ROSA G. LANSDOWN

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Map of Gatewood, Section I, as of record in Book 3300, pages 47-52, Inclusive, Register's Office for said County.

Said lot fronts 75 feet on the southwesterly side of Janette Avenue and runs back 165.8 feet more or less on the southeasterly line and 168 feet, more or less, on the northwesterly line, to the centerline of Dry Creek and measures 90 feet, more or less, thereon.

Being the same property conveyed to Lex J. Lancaster et ux, Nancy Jacqueline Lancaster by deed from Jones Lumber Company, Incorporated, of record in Book 4150, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3370, page 121, and amended in Book 3375, page 249 and Book 3398, page 438, R.O.D.C. Tennessee, and easements, setback lines, etc., as shown on plan of record in Book 3300, pages 47 through 52. Transmission line easements were granted the United States of America, by instruments of record in Book 3326, page 603 and Book 3226, page 606, Register's Office for Davidson County, Tennessee.

17,155.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ ~~17,672.00~~

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

My commission expires: June 15, 1974 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (X) property, known as (House Number) (Street) Nashville, Tennessee 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

WILL P. LANSDOWN AND WIFE, ROSA G. LANSDOWN

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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said WILL P. LANSDOWN AND WIFE, ROSA G. LANSDOWN

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

Witness our hand s this 10th day of September, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Lex J. Lancaster

x Nancy Jacqueline Lancaster

NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jack W. Webb, *a Notary Public in and for said County and State,* LEX J. LANCASTER ET UX, NANCY JACQUELINE LANCASTER

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 Nashville, Tennessee, *this* 10 *day of* September, *19* 70.

Jack W. Webb, *Notary Public*

Commission expires June 15, 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 .....

Please return to: HUTTON REALTY CO., 1105 Gartland Ave., Nashville, Tenn. 37206

WARRANTY DEED

FROM

LEX J. LANCASTER AND WIFE, NANCY JACQUELINE LANCASTER

To

WILL P. LANSDOWN AND WIFE, ROSA G. LANSDOWN

A 89793

IDENTIF. REFERENCE

SEP 14 9 33 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

HUTTON Realty Co.

1105 GARTLAND AVENUE
NASHVILLE, TENN. 37206

SEP 14 70	CONV	17,155.30		
SEP 14 70	R S'TAX		A* 44.72	
SEP 14 70	PR'FEE		A* .50	
SEP 14 70	W'DEED		A* 3.00	* 48.22