BOOK 4446 PAGE 731

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LESLIE ROWE DRIVER, ET UX	PRUDENTIAL INSURANCE CO.	Map 103-13
(NAME)	(NAME)	Par. 11
(STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2202 (STREET ADDRESS)	
(CITY) (ZIP CODE) (STATE)	JACKSONVILLE, TENNESSEE 32203 (CITY) (ZONE) (STATE)	PW

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, INCLUDING THE ASSUMPTION OF THE BALANCE OF $30,147.25 (AS OF SEPTEMBER 1, 1970) DUE TO PRUDENTIAL INSURANCE COMPANY OF AMERICA UNDER LOAN NUMBER 5-152-917, AND AS SECURED BY A DEED OF TRUST FROM DON H. WARE AND WIFE, TO R. BRUCE ROBERTSON, JR., TRUSTEE, AS OF RECORD IN BOOK 4137, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID NOTE IS PAYABLE $189.00 PER MONTH AND IS DUE ON THE 1ST DAY OF EACH MONTH.

WE, DON H. WARE AND WIFE, LYNN M. WARE

have this day bargained and sold, and do hereby transfer and convey unto the said LESLIE ROWE DRIVER AND WIFE, CAROLYN W. DRIVER

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 46-A AND 46-B IN THE DIVISION OF LOT NO. 46, HILLWOOD ESTATES, SECTION 5, AS OF RECORD IN BOOK 3842, PAGE 145, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF HICKORY VALLEY ROAD, FORMERLY HILLWOOD DRIVE AT THE CORNER OF LOTS 46B AND 57; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 217.6 FEET TO A CONCRETE MONUMENT AT THE CORNER OF LOTS 46B AND 47 AND 57; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 46B AND 47, SOUTHWESTWARDLY 206.1 FEET TO THE NORTHEASTERLY MARGIN OF WEST HILLWOOD DRIVE; THENCE WITH THE SAME NORTHWESTWARDLY 280.33 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 35 FEET, NORTHWESTWARDLY 49.28 FEET TO THE EASTERLY MARGIN OF HICKORY VALLEY ROAD; THENCE WITH SAME, NORTHWARDLY 67.65 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID ROAD AND AROUND A CURVE IN A NORTHEASTERLY DIRECTION 241.86 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SAID ROAD; THENCE WITH THE SAME, EASTWARDLY 202.75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DON H. WARE AND WIFE, LYNN M. WARE BY DEED FROM JAMES H. ARMISTEAD, JR. AND WIFE, AS OF RECORD IN BOOK 4137, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS MADE SUBJECT TO THE TERMS OF AN AGREEMENT BETWEEN JAMES H. ARMISTEAD AND WIFE, AND MILTON BRACEY AND WIFE, AS OF RECORD IN BOOK 4096, PAGE 117 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 $61,600.00

Subscribed and sworn to before me, this the 21st day of SEPTEMBER 19 70.

Affiant

My commission expires: 4-14-71 (Affix Seal)

Notary Public Virginia Phillips

This is improved (X) unimproved ( ) property, known as 6009 HICKORY VALLEY ROAD, NASHVILLE, 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 LESLIE ROWE DRIVER AND WIFE, CAROLYN W. DRIVER

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 SET OUT ABOVE AND 1970 TAXES WHICH GRANTEES ASSUME.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said LESLIE ROWE DRIVER AND WIFE, CAROLYN W. DRIVER

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

Witness OUR hand S this 21st 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.

Wm H. Ware

Lynn M. Ware

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia Phillips *, a Notary Public in and for said County and State,* DON H. WARE AND WIFE, LYNN M. WARE

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 *this* 21 *day of* SEPTEMBER, *19*70.

Virginia Phillips
Notary Public

VIRGINIA PHILLIPS • Notary Public • DAVIDSON • Tennessee

Commission expires 9-14-71

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 .

SEP 21 70	CONV	61,500.00			
SEP 21 70	S'TAX		A*	159.90	
SEP 21 70	PR'FEE		A*	.50	
SEP 21 70	W'DEED		A*	3.00	* 163.40

WARRANTY DEED

FROM
DON H. WARE ET UX

TO
LESLIE ROWE DRIVER ET UX

A 9 0 5 5 A

IDENTIF. REFERENCE

SEP 21 10 27 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