Deed prepared by: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. J. E. Humphrey	Mr. & Mrs. J. E. Humphrey	Map 43-10
709 Dutton (NAME) St.	709 Dutton (NAME) St.	Pal. 24
~~209~~ ~~Scalf~~ Drive	~~209~~ ~~Scalf~~ Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Madison, Tennessee 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Three thousand and no/100 ------- ----------($3,000.00)------ *DOLLARS* cash in hand paid and for other good and valuable consideration, receipt of which is hereby acknowledged.

M.
I, Emma/Duke, (Mrs. Robert H. Bean and Emma M. Duke are one and the same person)
the grantor *have bargained and sold, and by these presents do transfer and convey unto the said* James E. Humphrey, Jr. et ux, Sarah Humphrey, the grantees and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being lot no.6 of Tract 14 of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's office for Davidson County, known as Anderson Estates.
Said Lot begins at a point on the westerly margin of Scalf Drive at the corner of Lots Nos. 6 and 7 being 180.5 feet more or less south of the southerly margin of Roosevelt Ave.; thence with line between Lots nos. 7 and 6, westwardly 175 feet to a dead line; thence with dead line southwardly 120 feet to the common corner of Lots Nos. 6 and 5; thence with line between lots nos. 6 and 5, eastwardly 175 feet to the westerly margin of Scalf Drive; thence with said Drive northwardly 120 feet to the beginning.
Being the same property conveyed to Mrs. Robert H. Bean by deed from J.B. Kennaston and wife, Olga Kennaston, of record in Book 1634, page 112, said Register's office. The said Mrs. Robert H. Bean and Emma M. Duke are one and the same Person.

unimproved ( )
This is improved ( ) property, known as ..... Scalf Drive, Madison, Tennessee 37115
(House Number) (Street) 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 grantees and their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *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.* taxes for 1970 are pro-rated and assumed by the grantees.

And I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* December, *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.*

Emma M. Duke

BOOK 4447 PAGE 319

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma M. Duke

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 Madison, Tennessee, this 22nd day of September 19 70

Commission expires 5/7/74 James H. Hill Notary Public

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.....

Commission expires.....

SEP 23 CONV *3,000.00
SEP 23 S TAX A* 7.80
SEP 23 PR FEE A* .50
SEP 23 DEED A* 3.00 * 11.30

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $3,000.00, which amount is equal to or greater than the price at which the property would be sold and conveyed in a fair and arms-length sale.

Emma M. Duke
Affiant

Subscribed and sworn to before me this the 22nd day of Sept 1970

James H. Hill
Notary Public

Commission Expires: 5/7/74

WARRANTY DEED

FROM
Emma M. Duke
TO
James E. Humphrey et ux

A90835

IDENTIF. REFERENCE

SEP 23 9 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: James E. Humphrey - 709 Dickens St. - Madison, Tenn 37115