WARRANTY DEED

BOOK 4449 PAGE 27

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia Ann Taylor and Mary Elizabeth Northcutt (NAME)	United Mortgagee Servicing Corp (NAME)	Map. 81-7
1824-12th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 362 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4025, page 92, Register's Office for Davidson County, Tennessee.

I, Willie Lee Fox, unmarried

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

Julia Ann Taylor and Mary Elizabeth Northcutt

their ~~XXXXXX~~ *(successors),* *heirs and assigns,*

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

Being Lot No. 63 on the Map of Cephas Woodard Subdivision of Lots 5 and 6 of the Woodard Plan, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 63 fronts 50 feet on the east side of 12th Avenue North and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Willie Lee Fox by deed from Joseph Randall Stewart and wife, Helen Marie Stewart of record in Book 4025, page 90, 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 $ 8,938.87

Subscribed and sworn to before me, this the 30 day of September, 1970

Affiant: Willie Lee Weaver

My commission expires 5/7/74 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

Julia Ann Taylor and Mary Elizabeth Northcutt

their ~~XXXXXX~~ *(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 noted above

I *further covenant and bind* I am *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Julia Ann Taylor and Mary Elizabeth Northcutt, their ~~XXXXX~~ *(successors),* *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* 30th *this* *day of* September, 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.*

Willie Lee Fox

This Instrument Was Prepared By

Phillip Saindon (gh)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

[redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Willie Lee Fox

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* September, *19* 70

Nellie T. Weimar *Notary Public*

NOTARY PUBLIC • DAVIDSON COUNTY • TENNESSEE

Commission expires 5/7/74

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 .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

WILLIE LEE FOX

TO

JULIA ANN TAYLOR, ET AL

OCT-1 70	CONV	*8,938.87				
OCT-1 70	S'TAX		A*	23.14		
OCT-1 70	PR'FEE		A*	.50		
OCT-1 70	W'DEED		A*	3.00	*	26.64

A 9 1 6 4 6

IDENTIF. REFERENCE

OCT 1 8 36 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

PEDIGO & SAINDON