This Instrument Was Prepared By: William J. Faimon, Attorney
200 Court Square Building
Nashville, Tennessee 37201

BOOK 4453 PAGE 286 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PERRY R. HAPPELL, ET UX	FIDELITY FEDERAL SAVINGS & LOAN ASSN.	
(NAME)	(NAME)	Map 142-10
7226 WESTCOTT DRIVE	401 UNION STREET	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 14
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten & no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of a first mortgage held by Fidelity Federal Savings & Loan Association with a present balance of $18,204.65 of record in Book 4193, Page 751, Register's Office for Davidson County, Tennessee.

We, BEN WILSMAN BOLCH, and wife, ANNE W. BOLCH

have this day bargained and sold, and do hereby transfer and convey unto the said PERRY R. HAPPELL, and wife, GAYLE R. HAPPELL

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Westward Winds as of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 85 feet on the westerly side of Westcott Drive and extends back 187.8 feet on the northerly line and 237 feet on the southerly line to a dead line, which is a broken line, measuring 132.95 feet thereon.

Being the same property conveyed to Ben Wilsman Bolch, and wife, Anne W. Bolch, by deed from Ben M. Bowman, a partnership d/b/a Hudson and Bowman Construction Company, of record in Book 4193, Page 749, 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 $ 24,204.65

Subscribed and sworn to before me, this the 15th day of October 19 70

Affiant Ben Wilsman Bolch

My commission expires: February 3, 1974 (Affix Seal)

Notary Public Carolyn Hastings

This is unimproved ( ) improved (X) property, known as 7226 Westcott Drive, 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 PERRY R. HAPPELL, and wife, GAYLE R. HAPPELL

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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* PERRY R. HAPPELL, and wife, GAYLE R. HAPPELL

their

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

Witness our *hand* s *this* 15th *day of* October, *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.*

Ben Wilsman Bolch

Anne W. Bolch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CAROLYN HASTINGS, *a Notary Public in and for said County and State,* BEN WILSMAN BOLCH, and wife, ANNE W. BOLCH

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 15th *day of* October, *19* 70

Carolyn Hastings
Notary Public

Commission expires February 3, 1974

CAROLYN HASTINGS NOTARY PUBLIC DAVIDSON COUNTY

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 ...

WARRANTY DEED

FROM

BEN WILSMAN BOLCH, ET UX

TO

PERRY R. HAPPELL, ET UX

A 93579

IDENTIF. REFERENCE

OCT 20 8 52 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 20 70 CONV 24,204.65
OCT 20 70 S'TAX A* 62.92
OCT 20 70 PR'FEE A* .50
OCT 20 70 W'DEED A* 3.00 * 66.42

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