This instrument prepared by:
Albert Williams
Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4455 PAGE 585

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Chapman McNellis	SAME	
(NAME)	(NAME)	Map 117-8
1707 Primrose Avenue		Par. 52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Eight Thousand and no/100 ($8,000.00) ----------*DOLLARS*

represented by four notes in the sum of $2,000.00 each of even date herewith, each bearing interest at the rate of 6%, the first being due December 31, 1970, and the remaining three notes maturing respectively on December 31, 1971, December 31, 1972, and December 31, 1973, all payable to my order and each of said negotiable notes secured by vendor's lien upon the property herein conveyed, and providing for an attorney's fee to be paid by the vendee in the event of suit for collection.

I, Margaret Chapman Bilbrey,
have bargained and sold, and by these presents do transfer and convey unto the said
Maurice Chapman McNellis, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th, formerly the 24th Ward, of the City of Nashville, Davidson County, Tennessee, being Lot No. 45 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said county. Said Lot No. 45 fronts 60 feet on the southerly side of Primrose Avenue and runs back between parallel lines 160.4 feet to an alley.

Being the same property conveyed to Margaret C. Bilbrey by Installment Deed from John D. Guthrie, et als, of record in Book 2705, page 38, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 8th day of October 19 70

Notary Public

My Commission expires: 2-16-71 (Affix Seal)

Margaret Chapman Bilbrey
AFFIANT

unimproved ( )
This is improved ( ) property, known as ..... (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 Maurice Chapman McNellis, his *heirs and assigns, forever.*

And I *do covenant with the said* Maurice Chapman McNellis *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.*

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

Witness my *hand this* 8th *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.*

Margaret Chapman Dilbeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named Margaret Chapman Bilbrey

the 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 Nashville, Tennessee, this 8th day of October, 1970.

Rebecca Thomas, Notary Public.

Commission Expires 2-16-71.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

Margaret Chapman Bilbrey

TO

Maurice Chapman McNellis

1201 Drummond Lane

Nashville, Tenn.

Mail

A 9 4 6 3 2

IDENTIF. REFERENCE

OCT 29 2 34 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OCT 29 70 CONV *8,000.00

OCT 29 70 S TAX A* 20.80

OCT 29 70 PR FEE A* .50

OCT 29 70 W DEED A* 6.00 * 27.30