WARRANTY DEED

BOOK 4456 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Morton B. Howell, Jr. et ux	Morton B. Howell, Jr.	Map. 116-7
(NAME)	(NAME)	
Sunnyside Drive	401 Court Square Building	Par. 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ---------- Dollars,

and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged,

We, Don J. Massey and wife, Yvonne W. Massey

have this day bargained and sold, and do hereby transfer and convey unto the said Morton B. Howell and wife, Nancy W. Howell, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Massey-Clements Subdivision of record in Book 4175, page 146, Register's Office of Davidson County, Tennessee, more particularly described as follows:
Fronting 80 feet on the cul-de-sac of Sunnyside Drive having a western boundary of 182.3 feet and a northern boundary of 463.0 feet, an eastern boundary of 151.5 feet, and a southern boundary excluding the frontage on the cul-de-sac of 272.6 feet containing 1.41 acres.
Being a part of the property conveyed to Don J. Massey and wife, Yvonne W. Massey by deed from Richard W. Weesner and wife, Lydia D. Weesner, of record in Book 4349, page 548, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me, this the 2nd day of November 1970

Notary Public

My commission expires 10-26-74 (Affix Seal)

Barbara Ferguson Notary Public

This is improved (X) unimproved ( ) property, known as Sunnyside 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 Morton B. Howell and wife, Nancy W. Howell, 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 for 1970 taxes which are to be prorated as of the date of this deed and paid in full.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Morton B. Howell and wife, Nancy W. Howell, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30th day of October, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Don J. Massey

Yvonne W. Massey

BOOK 4456 PAGE 545

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ann Legg, *a Notary Public in and for said County and State,* Yvonne W. Massey

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 Nashville, *Tennessee this* 30th *day of* October, *19* 70

Mary Ann Legg *Notary Public*

Commission expires 8/11/73

NOV-4 CONV 27,500.00
NOV-4 S'TAX A* 71.50
NOV-4 R'F FEE A* .50
NOV-4 DEED A* 3.00 * 75.00

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, Don J. Massey, 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 2nd day of November, 1970.

Barbara Ferguson
Notary Public

My commission expires: 10-26-74

WARRANTY DEED

FROM

DON J. MASSEY, et ux

TO

MORTON B. HOWELL, et ux

THIS INSTRUMENT PREPARED BY:
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: ATTORNEY

A 95080

IDENTIF. REFERENCE

NOV 4 5 13 PM '70

FELIX Z. WILSON JR. 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