BOOK 4456 PAGE 813

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
S. J. Formosa (NAME)	Dobson & Johnson, Inc. (NAME)	Map 107-9
215 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Pgc. 25 pw
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by S. J. Formosa and wife, Mary Jane Formosa, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Herman L. Key, Jr. and wife, Edna F. Key,

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

S. J. Formosa and wife, Mary Jane Formosa,

their ~~XXXXX~~, *heirs and assigns,*

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

Being Lot No. 288 on the Plan of Hermitage Hills, Sec. 2, Revised, of record in Book 2900, page 112, Register's Office for said County.

Said lot fronts 85 feet on the northeasterly side of Bonnaridge Drive and extends back 144 feet on the southeasterly line and 140 feet on the northwesterly line to a dead line and measures 85 feet thereon.

Being the same property conveyed to Herman L. Key, Jr. and wife, Edna F. Key, by deed from S. K. Grayson and wife, as of record in Book 4130, page 211, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 3rd day of November 19 70

Affiant S. J. Formosa

My commission expires 8/9/72 (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

S. J. Formosa and wife, Mary Jane Formosa,

their ~~XXXXX~~ (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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* S. J. Formosa and wife, Mary Jane Formosa,

their

~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S* this 3rd *day of* November, 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.*

X Herman L. Key, Jr. X Edna F. Key

Herman L. Key, Jr. Edna F. Key

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Herman L. Key, Jr. and wife, Edna F. Key, *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* 3rd *day of* November, *19*70.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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

Herman L. Key, Jr., et ux

TO

S. J. Formosa, et ux

A 95188

IDENTIF. REFERENCE

Nov 4 2 42 PM '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

FILE: Dobson & Johnson, Inc.

NOV-4 70	CONV	17,000.00				
NOV-4 70	S'TAX		A*	44.20		
NOV-4 70	PR'FEE		A*	.50		
NOV-4 70	W'DEED		A*	3.00	*	47.70