Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison,Tenn. 37115
New. Owners: Mr. and Mrs. Charles James, 103 Mayme Court, Madison,Tenn. 37115
Tax bills to: Murphree Mtg. Co. ,226 3rd Ave., No., Nashville, Tenn. 37200

WARRANTY DEED BOOK 1457 PAGE 197 MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS ($ 10.00), cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein to assume and agree to pay the balance of an indebtedness held by Murphree Mortgage Co., Nashville, Tenn., the balance of which is $9,199.72, which the grantees do hereby assume and agree to pay as part of the purchase price for the premises conveyed as described hereinafter, therefore, we

Map. 34-13
Pdr. 62 pw

James H. Allen and wife, Margaret Allen

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles James and wife, Phyllis Jean James

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 14 on the Plan of Stanley Heights, as of record in Book 3300, page 74, R.O.D.C, Tenn.
Said Lot No. 14 fronts 36 feet on the westerly side of Mayme Court as measured around a slight curve, and extends back 98.4 feet on the northerly line and 94.3 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 157.9 feet.
Being the same property as conveyed by Warranty Deed from John Thomas Hoover and wife, Priscilla A. Hoover to James H. Allen and wife, Margaret Allen as of record in Book 4288 page 130, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of November, 19 70

James H. Allen
Margaret Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Allen and wife, Margaret Allen

the 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 Madison, Tennessee, this the 4th day of November, 19 70

James H. Hill
Notary Public

My commission expires: 5/7/74

STATE OF _____
COUNTY OF _____

BOOK 4457 PAGE 198

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-5?? CONV 11,699.72
NOV-5?? S'TAX A* 30.42
NOV-5?? PR'FEE A* .50
NOV-5?? RECFEE A* 3.00 *

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

WARRANTY DEED

From James H. Allen et ux

To Charles James et ux

A 95394

IDENTIF. REFERENCE

Nov 5 12 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 11,699.72 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James H. Allen
Affiant

Subscribed and sworn to before me this the 4 day of Nov 1970

Notary Public

My Commission Expires: 1/24/[illegible]