This Instrument Was Prepared By
BOOK 4457 PAGE 420 DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North

WARRANTY DEED

Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Wilkes, et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map. 104-1
Box 237-B, Brick Church Pk. (STREET ADDRESS OR ROUTE NUMBER)	11th Floor, J. C. Bradford Bl. (STREET ADDRESS)	Par. 336
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 13, 1970, and filed for record July 15, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in book 4431, page 531, and note of even date thereby secured, in the original principal amount of $31,500.00, payable to Dobson & Johnson, Inc, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further agree to assume the obligations of the original borrowers, James R. Housey, Jr., and wife, Helen D. Housey, for any amount paid by the Veterans Administration for the borrowers under the terms of the instruments creating the loan.

We, James R. Housey, Jr., and wife, Helen D. Housey,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Wilkes and wife, Glynda R. Wilkes, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. and Company, Surveyors, May 19, 1966, as follows:

Beginning at an iron pin on the northerly margin of Brick Church Lane at a point being north 79 deg. 45' east 516.1 feet from the northeast intersection of Knight Road and Brick Church Lane; thence north 10 deg. 15' west 600 feet to an iron pin; thence north 79 deg. 45' east 299.5 feet to an iron pin in an old established fence line being the western boundary line of the Fraser property; thence with said fence line south 1 deg. 45' west 337.5 feet; thence south 48 deg. 50' west 43 feet; thence south 0 deg. 25' west 250.5 feet to an iron pin, the northerly margin of Brick Church Lane; thence with the same south 79 deg. 45' west 150 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to James R. Housey, Jr. and wife, Helen D. Housey, by deed from Jimmie Solomon Daughtry and wife, Martha Tuggle Daughtry, of record in book 4431, page 529, 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 $ 34,542.34

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19 70

Affiant

My commission expires: [illegible] 3-7-74 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3 acre tract, Brick Church Lane, Nashville, Tenn.
(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 James R. Wilkes and wife, Glynda R. Wilkes, their *heirs and assigns, forever.*

And we *do covenant with the said* James R. Wilkes and wife, Glynda R. Wilkes, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered* except as herein stated.

And we, James R. Housey, Jr., and wife, Helen D. Housey, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Wilkes and wife, Glynda R. Wilkes, their ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 30th *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.*

James R Housey Jr
Helen D Housey

BOOK 1457 PAGE 422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. N. Carr, Jr. Notary Public in and for said County and State, the within named James R. Housey, Jr. and wife, Helen D. Housey,

the bargainors, 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 day of , 19 70.

, Notary Public.

Commission Expires 1-5-74

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, W. N. CARR, JR, a Notary Public in and for said County and State, the within named JAMES R. HOUSEY, JR. AND WIFE, HELEN D. HOUSEY

the bargainors, 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 Birmingham, ALA, this 30th day of OCTOBER, 19 70.

W. N. Carr Jr., Notary Public.

Commission Expires 1-5-74

W. N. CARR, Jr.
Notary Public, Alabama State at Large
My Commission Expires January 5, 1974

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

JAMES R. HOUSEY, JR., ET UX,

TO

JAMES R. WILKES, ET UX.

37206 Nashville, Tenn.

Please return to HUTTON REALTY COMPANY, 1105 Gartland Ave., Nashville, Tenn. 37206

A 55499

ICCNRR REFERENCE

Nov 6 10 27 AM '70

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-6-70 CONV 34,542.34

NOV-6-70 STATE TAX 89.70

NOV-6-70 RECFEE 50

NOV-6-70 MTGDEED 6.00

96.20

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

HUTTON Realty Co.

1105 GARTLAND AVENUE
NASHVILLE, TENN. 37206

Phone 228-2691

HUTTON Realty Co.

1105 GARTLAND AVENUE
NASHVILLE, TENN. 37206

Phone 228-2691

BOOK 4457 PAGE 423