Return to: Randolph Co., Realtors
18th Floor, Third National Bank Bldg.
Nashville, Tenn. 37219

BOOK 4457 PAGE 698

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF [illegible] 19[illegible].

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, Third National Bk. Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. MacEnulty, etux (NAME)	The Prudential Insurance Co. (NAME)	MAP 50-14
3134 Richmond Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	PARCEL 213
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32203 (CITY) (STATE) (ZIP)	12D-32310

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Waters, Jr., and wife, Virginia W. Waters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. MacEnulty and wife, Evelyn L. MacEnulty

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 34 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING with a point in the northerly margin of Richmond Hills Drive at the common corner of lots 33 and 34; thence in a northerly direction 119.5 feet to a point; thence in a westerly direction 112.7 feet to a point in the easterly margin of Spears Road; thence along said margin 90.0 feet to a point which is the beginning of a curve; thence around said curve 38.46 feet in a southeasterly direction to a point in the northerly margin of Richmond Hills Drive; thence along said margin 74.95 feet in an easterly direction to the point of beginning.

BEING the same property conveyed to James E. Waters, Jr. and wife, Virginia W. Waters, by deed from Gary L. Miller and wife, Barbara G. Miller, of record in Book 4390, page 202, Register's Office for Davidson County, Tennessee.

THIS conveyance is made expressly subject to the unpaid balance of a mortgage held by The Prudential Insurance Company of America, executed by Gary L. Miller and wife, Barbara G. Miller to R. Bruce Robertson, Jr., Trustee, secured by Deed of Trust of record in Book 4135, page 987, Register's Office for Davidson County, Tennessee, in the original amount of $12,600.00 on May 26, 1967, which the grantees agree to assume and pay as evidenced by the acceptance of the conveyance herein.

THIS conveyance is further subject to Restrictive Covenants and lien established in instrument of record in Book 3136, page 52, as amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee.

This is improved (XXX) unimproved ( ) property, known as 3134 Richmond Hills Drive, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this first day of October, 19 70

James E. Waters, Jr. Virginia W. Waters

James E. Waters, Jr. Virginia W. Waters

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named James E. Waters, Jr. and wife, Virginia W. Waters

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 1st day of October 19 70

Commission expires April 29, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James E. Waters, Jr., and wife

TO
Virginia W. Waters

William G. MacEnulty and wife,
Evelyn L. MacEnulty

A 95619

IDENTIF. REFERENCE

Nov 9 8 43 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-9 70	CONV	15,950.00				
NOV-9 70	S'TAX		A*	41.34		
NOV-9 70	PR'FEE		A*	.50		
NOV-9 70	M'DEED		A*	3.00	*	44.84

[redacted] [redacted]