This instrument prepared by:
Thomas E. Stewart, Attorney,
4705 Gallatin Road
Nashville, Tennessee 37216

BOOK 4458 PAGE 81

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM S. BUMGARNER, JR.	FIRST FEDERAL SAVINGS & LOAN	Map 26-15
(NAME) ET UX	(NAME)	
109 NORTHSIDE DRIVE	UNION AT FOURTH	Pc. 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE, TENN.	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pal

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, and other valuable considerations, including the grantees assuming the unpaid indebtedness as of record in Book 3754, page 33, R.O.D.C.T., which the grantees assume, promise to pay and agree to hold the grantors harmless from the same.

ELEM MINCHEY and wife, MILDRED D. MINCHEY *have bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM S. BUMGARNER, JR. and wife, ANNE C. BUMGARNER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 1, North Hill Estates, as of record in Book 3300, page 18, Register's Office for said County.

Said Lot fronts 210.23 feet on the northeasterly side of Northside Drive and runs back 414 feet on the Northwesterly line and 200 feet on the southeasterly line to a dead line in the rear on which it measures 259.83 feet.

Being the same property conveyed to the undersigned by deed as of record in Book 3764, page 104, REgister's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 109 Northside Drive, (House Number) (Street) Goodlettsville, (P. O. Address:) Tennessee (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 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.*

And we, the grantors *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.*

Witness our *hand* s *this* 27 *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.*

Elem Minchey

Mildred D Minchey

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4458 PAGE 82

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elem Minchey and wife, Mildred D. Minchey

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 2nd day of Nov., 19 70.

Thomas E Stewart Notary Public

Commission expires 2/3/74

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 .....

NOV 10 '70 CONT $24859.00
NOV 10 '70 STAX A* 64.74
NOV 10 '70 PR FEE A* .50
RECD A* 3.00 * 68.24

Witness my hand and seal, at office in ..... this .....day of ....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or value of the property transferred, is $24,859.00

X [signature] Affiant

Sworn to and subscribed before me,
This the 2nd day of Nov, 1970.

Thomas E Stewart
Notary Public
My Commission Expires: 2/3/74

WARRANTY DEED

FROM
ELEM MINCHEY, ET UX

TO
WILLIAM S. BUMGARNER, JR, ET UX

A 95787

IDENTIFICATION REFERENCE

Nov 10 9 29 AM '70

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Will pickup Box 18

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Return to: Box 8 Stewart
P.O. Box 531
Madison, Tenn. 37115