This instrument was prepared by:
L. R. Grimes, Jr.
American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4459 PAGE 846

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J.L. BRAUGHTON (NAME)	Same (NAME)	Map. 156
Route 5 Highway 100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 78
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Four Thousand and No/100---------- ----------($4,000.00)---------- *Dollars,*

cash in hand paid by Jesse L. Braughton and wife, Mary L. Braughton, the receipt of all of which is hereby acknowledged,

I, Mae L. Marlin

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse L. Braughton and wife, Mary L. Braughton, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 9th, formerly the 14th, Civil District of said County and State, being Lot No. 10 on the unrecorded plan of the Harpeth Heights, Section 3, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 21, 1963, as follows:
Beginning at an iron pin at the southwest corner of Highway No. 100 and Trace Creek Drive; thence with the southerly margin of said Highway, westwardly 146 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 300 feet to an iron pin; thence eastwardly 146 feet to the westerly margin of said Drive; thence with same, northwardly 300 feet to the beginning.
Being the same real porperty conveyed to Mae L. Marlin by deed from Glenn A. Reece and wife, Will Evans Reece, of record in Book 4270, page 433, Register's Office for said County.

This conveyance is made subject to 100-foot building setback line as shown on survey of Harpeth Heights, Section 3, made by Hal R. Swann, Jr., September 21, 1963; and to restrictive covenants of record in Book 4267, page 163, said Register's Office.

L. R. GRIMES, JR.
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4000.00

Subscribed and sworn to before me, this the 16th day of November 1970

Affiant Mary Ewing, Agent

My commission expires 11-7-73 (Affix Seal)

Notary Public L. R. Grimes Jr.

unimproved
This is improved 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

Jesse L. Braughton and wife, Mary L. Braughton, their ~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse L. Braughton and wife, Mary L. Braughton, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* November, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mae L. Marlin
Mae L. Marlin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, D. R. Grimes Jr., *a Notary Public in and for said County and State,* Mae L. Marlin,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* November, *19*70

D. R. Grimes Jr. *Notary Public*

Commission expires 11-7-73

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 .....

NOV 17 70 CONV *4,000.00
NOV 17 70 S'TAX A* 10.40
NOV 17 70 PB'FEE A* .50
NOV 17 70 W'DEED A* 3.00 * 13.90

WARRANTY DEED

FROM
Mae L. Marlin
TO
Jesse L. Braughton and wife,
Mary L. Braughton

A 96587

IDENTIF REFERENCE

Nov 17 2 11 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