THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4461 PAGE 292

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL, CONTROL NUMBER
Charlie D. Earps (NAME)	Dobson & Johnson, Inc. (NAME)	Map 133-12
406 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	AV

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,

Cash paid by Charlie D. Earps and wife, Nancy H. Earps, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Jack Williams and wife, Frances Williams,

have this day bargained and sold, and do hereby transfer and convey unto the said

Charlie D. Earps and wife, Nancy H. Earps,

their (~~XXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District being lot No. 2 on the plan of Windsor Park, of record in book 3600, page 64, Register's Office for said County, described as follows:

Lot No. 2 fronts 75.00 feet on the northeasterly side of Paragon Mills Road and extends back 234.97 feet on the northwesterly line and 192.62 feet on the southeasterly line to a broken line in the rear measuring 69.27 and 16.88 feet thereon.

Being part of the property conveyed to Jack Williams and wife, Frances Williams, by deed from Joe C. Smithson, et al, of record in book 4429, page 924, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,450.00

Subscribed and sworn to before me, this the 18th day of November, 19 70

Charlie D. Earps
Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

This is unimproved 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

Charlie D. Earps and wife, Nancy H. Earps,

their ~~XXXXXX~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charlie D. Earps and wife, Nancy H. Earps,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 18th day of November, 19 70 the corporate part , if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jack Williams

Frances Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, Jack Williams and wife, Frances Williams, 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 18th day of November, 19 70

Commission expires 8/9/72

Notary Public

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.....

Commission expires .....

.....Notary Public

NOV 19 70 CONV 15,450.00
NOV 19 70 S'TAX A* 40.04
NOV 19 70 PR'FEE A* .50
NOV 19 70 W'DEED A* 3.00 * 43.54

WARRANTY DEED

FROM
Jack Williams, et ux

TO
Charlie D. Eards, et ux

A 96793

IDENTIF. REFERENCE

Nov 19 1 10 PH '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

FILE: Dobson & Johnson, Inc.