BOOK 4463 PAGE 286

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank S. Michel (NAME)	Prudential Ins. Co. of America (NAME)	Map. 61-6
604 Broadmoor Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Par. 19 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida 32202 (CITY) (ZONE) (STATE)	

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

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

Cash paid by Frank S. Michel and wife, Mabel S. Michel, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $12,300.00, secured by a deed of trust to R. Bruce Robertson, Jr., Trustee, dated May 10, 1954, filed May 13, 1954, and recorded in book 2261, page 91, Register's Office for Davidson County, Tennessee.

We, James T. Vernon and wife, Dorothy G. Vernon,

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

Frank S. Michel and wife, Mabel S. Michel,

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

Being lot No. 147 on the Plan of Gra-Mar Acres, Section 1, as of record in book 2133, page 27, Register's Office for said County.

Said lot No. 147 fronts 115 feet on the southerly side of Broadmoor Drive and runs back 150 feet on the easterly line and 208.7 feet on the westerly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to James T. Vernon and wife, Dorothy G. Vernon, by deed from Tony L. Milliken and wife, Wilmoth F. Milliken of record in book 3572, page 481, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,750.00

Subscribed and sworn to before me, this the 15th day of November 19 70

Affiant

My commission expires: Dec. 15, 1972 (Affix seal)

Notary Public

This is unimproved ( ) 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

Frank S. Michel and wife, Mabel S. Michel,

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.*, except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank S. Michel and wife, Mabel S. Michel,

their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *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.*

X James T. Vernon
James T. Vernon

X Dorothy G. Vernon
Dorothy G. Vernon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4463 PAGE 287

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* James T. Vernon and wife, Dorothy G. Vernon, *the within named 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* 27th *day of* November, *19* 70

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 30 70	CONV	16,750.00			
NOV 30 70	S'TAX		A*	43.42	
NOV 30 70	PR'FEE		A*	.50	
NOV 30 70	W'DEED		A*	3.00	* 46.92

WARRANTY DEED

FROM
James T. Vernon, et ux

TO
Frank S. Michel, et ux

A 97723

IDENTIF. REFERENCE

Nov 30 11 58 AM '70

FELIX E. 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.