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

BOOK 4464 PAGE 698

WARRANTY DEED MADISON TITLE COMPANY

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

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming the unpaid indebtedness as described and recorded in Book 3809, page 633, Register's Office for Davidson County, Tennessee, which the grantees assume, promise to pay and agree to hold the grantors harmless from the same.

Map 18-3
Par. 20
pw

WALTER E. BOND AND WIFE, LILLIAN M. BOND

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
DONALD E. BRANCH AND WIFE, BETTY R. BRANCH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

House and Lot located at 313 Utley Drive, Goodlettsville, Tennessee. Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Connell Estates, Section 3, a plat of which is of record in Book 3600, page 31, Register's Office for said County, reference to which is made for a more complete description of said lot.

Being the same property conveyed to the undersigned per deed of record in Book 3809, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3672, page 251, R.O.D.C.T.; and also setback and easement line of record in Book 3600, page 31, said Register's Office.

Owner's address: 313 Utley Drive
Goodlettsville, Tennessee

Send Tax Notices: Fidelity Federal Savings & Loan Assn.
4th and Union Streets
Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 15th day of December, 19 70

x Walter E Bond

x Lillian M. Bond

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named WALTER E. BOND AND WIFE, LILLIAN M. BOND

the 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, the 15th day of December, 19 70

Thomas E Stewart
Notary Public

My commission expires: 2/3/74

STATE OF _____

COUNTY OF _____

BOOK 4464 PAGE 699

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

DEC-7 STAX CONV 27500.00
DEC-7 A-FEE A* 71.50
DEED A* .50
A* 3.00 ★ 75.00

_____
Notary Public

My commission expires:

WARRANTY DEED

From
WALTER E. BOND, ET UX

To
DONALD E. BRANCH, ET UX

A 98356

IDENTIF. REFERENCE

DEC 7 9 22 AM '70

FELIX E. ALLEN II REGISTER
DAVIDSON COUNTY, TENN.

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

Mail Tax Statement to Madison, Tenn. 37115
P.O. Box 4531 - Madison, Tenn.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or value of the property transferred, is $27,500.00.

Marion Harvey
Affiant

Sworn to and subscribed before me,
This the 1st day of December, 1970.

Notary Public
My Commission Expires: 2/3/74

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.