TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	First Federal Savings (NAME) BOOK 4471 PAGE 392	Map 59-10
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 24
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	20

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Wilbon Waters and wife, Gladys W. Waters

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W. C. Allen and wife, Irene N. Allen

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 11 on the Plan of Royal Gardens Estates, Section I, as of record in Book 3700, page 29, Register's Office for said County.
Said lot fronts 104 feet on the westerly side of Dunbar Drive and extends back between parallel lines 175 feet to a dead line.
Being property vested in W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Co., a Tenn. Corp., as of record in Book 4314, page 171, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 3829 Dunbar Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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, unless otherwise herein set out. And we 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.

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.

Witness our hands this 30th day of December, 1970.

W. C. Allen

Irene N. Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen the 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 31st day of December, 1970

Commission expires [illegible] Notary Public [illegible]

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. Wilbon Waters, 3829 Dunbar Drive, Nashville, Tenn., 37207

Warranty Deed

$32.50

FROM
W. C. ALLEN AND WIFE,
IRENE N. ALLEN
To
WILBON WATERS AND WIFE,
GLADYS W. WATERS
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLLAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIF. REFERENCE

JAN 4 2 43 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-45 CONV 32,000.00
JAN-45 S'TAX A* 83.20
JAN-45 PR'FEE A* .50
JAN-45 W'DEED A* 3.00 * 86.70

I hereby offer this instrument for record and do swear (or affirm) that to the best of my knowledge information and belief the amount of the actual consideration or value of the property interest herein conveyed is $ 32,000.00

Subscribed and sworn to (or affirmed) before me this 31st day of December, 1970

My commission expires: April 20, 1973

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE