This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

FROM INFORMATION FURNISHED BY SELLERS

WARRANTY DEED

BOOK 4472 PAGE 624

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jim D. Dies	Kimbrough-Kavanaugh & Assoc.	Map. 133-3
(NAME)	(NAME)	
3315 Glencliff Road	404 James Robertson Pky.	Pcr. 180
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------Ten and no/100---------- *Dollars,*
cash in hand paid by the grantees herein and other good and valuable consideration, receipt of which is hereby acknowledged, and for further consideration, the grantees herein agree and assume to pay the remaining unpaid balance of a note dated January 6, 1955, executed by James Lofton House Et Ux to Miller Kimbrough, Trustee, in the original amount of $11,450.00 with interest as set out in said note, and secured by a Deed of Trust of record in Book 2372, page 517, Register's Office for Davidson County, Tennessee.

We, James Lofton House and wife, Willene W. House,

have this day bargained and sold, and do hereby transfer and convey unto the said Jim D. Dies and wife,
Virginia L. Dies,
their ~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Glencoe Acres, Section 2, Plan of which is of record in Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot fronts 95 feet on the southwesterly side of Glencliff Road and runs back between lines 171.3 feet on the northwesterly side and 142.1 feet on the southeasterly side to a dead line in the rear, and measures 116 feet on said dead line.

Being part of the same property conveyed to James Lofton House Et Ux by deed from Clyde D. Smith Et Ux of record in Book 2338, page 560, Register's Office for Davidson County, Tennessee.

The said Mary P. House has since passed away, and the said James Lofton House has remarried.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $18,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of January 1971

Notary Public

My commission expires: 1/1/71
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 3315 Glencliff Road, Nashville, Tennessee
(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
Jim D. Dies and wife, Virginia L. Dies,
their ~~successors~~, *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 Deed of Trust mentioned above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jim D. Dies and wife, Virginia L. Dies,
their
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Lofton House

Willene W. House

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Lofton House and wife, Willene W. House,

*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* 9th *day of* January, 1971.

Commission expires 1/2/71

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.....

..... Notary Public

Commission expires .....

JAN 11 71 CONV 18,000.00
JAN 11 71 S'TAX A* 46.80
JAN 11 71 PR'FEE A* .50
JAN 11 71 W'DEED A* 3.00 * 50.30

WARRANTY DEED

FROM

James Lofton House Et Ux

TO

Jim D. Dies Et Ux

301421

IDENTIF. REFERENCE

JAN 11 10 24 AM '71

FELIX A. 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