This instrument prepared by Robert L. Jackson, Attorney, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4473 PAGE 70

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Claudia L. Allen (NAME)	Murphree Mortgage Co. (NAME)	2 DA 51525
1220 Saturn Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave., N. (STREET ADDRESS)	Map 120-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 122

FOR AND IN CONSIDERATION of the sum of

Ten ($10.00) and no/100---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by Grantee of a first mortgage held by Murphree Mortgage Company,

we, Jerry N. Williams and wife, Margaret Williams

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

Claudia L. Allen

her *(successors), heirs and assigns,*

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

Being Lot No. 89 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's office for said county.

Said Lot No. 89 fronts 70 ft. on the east side of Saturn Drive and runs back between lines, 192.6 ft. on the north line and 192.2 ft. on the south line, to a dead line in the rear on which it measures 70 ft.

Being the same property conveyed to Jerry N. Williams and wife, Margaret Williams, by deed from Clara J. Cambron, of record in Book 3911, page 735, Register's office for said county.

This conveyance is made subject to the restrictions in Book 1682, page 1, and to the easements and limitation shown on the map of record in Book 1424, page 92, R.O.D.C. Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,900.00

Subscribed and sworn to before me, this the 11 day of January, 19 71

Affiant

My commission expires: May 2, 1971 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1220 Saturn Drive, 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

Claudia L. Allen

her *(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 as shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claudia L. Allen, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* January, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Jerry N. Williams

x Margaret Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned M. E. Bennett, *a Notary Public in and for said County and State,* Jerry N. Williams and Margaret 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* 4th *day of* January, *19* 71

M. E. Bennett *Notary Public*

Commission expires May 7, 1971

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 12 71	CONV	12,900.00				
JAN 12 71	S'TAX		A*	33.54		
JAN 12 71	PR'FEE		A*	.50		
JAN 12 71	W'DEED		A*	3.00	*	37.04

WARRANTY DEED

FROM Jerry N. Williams, et ux

TO Claudia L. Allen

B 0 1 6 2 3

IDENTIF. REFERENCE

JAN 12 11 49 AM '71

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