This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jack D. Hale, et ux (NAME)	Jack D. Hale et ux (NAME)	22W - 12425
1107 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	654 Oakley Drive (STREET ADDRESS)	BOOK 1474 PAGE 179
Nashville Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37220 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ----- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $5,800.00, to Dorothy Carlisle Maxey, a widow, secured by deed of record in Book 4158, page 778, Register's Office for Davidson County, Tennessee, payable as specified therein,

I, Ann M. Dowlen, a widow,

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

Jack D. Hale and wife, Bettye Hale,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County.

Said Lot No. 129 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 152.9 feet on the westerly line and 154.3 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Victor H. Dowlen and wife, Ann M. Dowlen, by deed from Jesse May and wife, as of record in Book 4303, page70, said Register's Office, the said Victor H. Dowlen having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,005.37

Subscribed and sworn to before me, this the 2nd day of January 19 71

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1107 Montrose Avenue, Nashville, Tenn. (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

Jack D. Hale and wife, Bettye Hale,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for the abovementioned indebtedness which is assumed by Grantees.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack D. Hale and wife, Bettye Hale,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* Second *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.*

Ann M. Dowlen

ANN M. DOWLEN

K 4474

BOOK 4474 PAGE 180

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, *a Notary Public in and for said County and State,* Ann M. Dowlen

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 2nd *day of* January, *19* 71

My Commission Expires Oct. 31, 1971 Notary Public
Commission expires

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 18 CONV *7,005.37
JAN 18 S'TAX A* 18.20
JAN 18 PR'FEE A* .50
JAN 18 W'DEED A* 3.00 * 21.70

WARRANTY DEED

FROM
ANN M. DOWLEN, a widow

TO
JACK D. HALE, et ux

B 0 2 1 8 8

IDENTIF. REFERENCE

JAN 18 9 22 AM '71

FEL[illegible] 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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204