Prepared by A B Hofstetter Co
Comm Trust Bldg

# WARRANTY DEED

BOOK 1476 PAGE 390

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Claude W. Oldham, Jr. and (NAME) | Murphree Mortgage Company (NAME) | 6D-24000 |
| wife, Barbara Hunter Oldham (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue North (STREET ADDRESS) | |
| 443 Lynn Drive<br>Nashville, Tennessee<br>(CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee<br>(CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Seventeen Thousand Seven Hundred Fifty and 00/100 Dollars ($17,750.00); of which the sum of Seven Thousand ~~xxxx~~ Dollars, Five Hundred Seven Dollars and 00/100 ($7,507.00) have been paid, the receipt of which is hereby acknowledged; and for the remainder of Ten Thousand Two Hundred Forty-three Dollars and 00/100 ($10,243.00) purchasers assume and agree to pay, the unpaid balance on the promisory note described in, and secured by, Deed of Trust dated November 30, 1964, and of record in book 3839, page 608, Register's Office for Davidson County, Tennessee, we

Gerald D. Griffin and Arnold S. Moore

*have this day bargained and sold, and do hereby transfer and convey unto the said* Claude W. Oldham, Jr. and wife, Barbara Hunter Oldham, their

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 807 on the Plan of Caldwell Hall, Sec. XIII, as of record in Book 3300, page 66, Register's Office for said County. Said Lot fronts 81.36 feet on the southerly side of Lynn Drive and runs back 161.65 feet on the westerly line and 162.2 feet on the easterly line to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to Gerald D. Griffin and Arnold S. Moore, by deed from William B. Buttrey and wife, as of record in Book 4236, page 261, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions of record in Book 3400, page 226, as amended in Book 3435, page 357, and further amended in Book 3502, page 55, Register's Office for said County; subject to easements and set-back lines as set out on Plan of said Subdivision of record in Book 3300, page 66, said Register's Office; and also subject to easement for TVA power line or lines, as created by instruments of record in Book 1133, page 610, and in Book 1237, page 371, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 17,500.00 17,500.00

Subscribed and sworn to before me, this the 16th day of January 19 71

Affiant Gerald D. Griffin

My commission expires: April 17, 1974 (Affix Seal)

Notary Public G. H. Nabb

This is ~~unimproved~~ improved (X) property, known as 443 Lynn 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* Claude W. Oldham, Jr. and wife, Barbara Hunter Oldham, 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 by 1971 taxes and Deed of Trust in book 3829, page 608, Register's Office for Davidson County, Tennessee

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claude W. Oldham, Jr. and wife, Barbara Hunter Oldham, their

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

*Witness* our *hand* s *this* 16th *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.*

Gerald D. Griffin

Arnold S. Moore

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* J. H. Watts Jr. *, a Notary Public in and for said County and State,* Gerald D. Griffin and Arnold S. Moore JR.

*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* 16th *day of* January *, 19*71*.

J. H. Watts Jr.
*Notary Public*

*Commission expires* April 17-1974

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* .....

please mail to Watts & Co.
833 Watts Lane Nash. 37209

**WARRANTY DEED**

FROM

Gerald D. Griffin & Arnold S. Moore

TO

Claude W. Oldham, Jr., et ux

JAN27 71 CONV 17,750.00
JAN27 71 S'TAX A* 46.02
JAN27 71 PR'FEE A* .50
JAN27 71 W'DEED A* 3.00 * 49.52

B 0 3 2 2 5

IDENTIF. REFERENCE

JAN 27 2 56 PM '71

FELIX [illegible] 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