This instrument prepared by:
Earl J. Porter, Jr., Atty (MP)
1406 Nashville Tr. Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4481 PAGE 554

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Henry Minton and wife (NAME)	L.A. Newman & Company, Inc. (NAME)	Map 165
Rt. #1 (P.O.Box 60026) (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	Pac. 64.2
Antioch, Tennessee (CITY) (P. O ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of THIRTY FOUR HUNDRED AND NO/100----------

----------($3,400.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, we Estel R. Hill and wife, Elsie P. Hill

have this day bargained and sold, and do hereby transfer and convey unto the said John Henry Minton and wife, Colleen Keaton Minton, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the common corner of Lavergne-Couchville Pike and Old County Road; thence south 56° 30' east 166.85 feet to a point; thence south 32° 07' west 95.0 feet to a point; thence south 37° 47' west 142.3 feet to a point; thence north 1° 19' east 113.03 feet to a point; thence north 39° 05' west 128.0 feet to a point; thence north 46° 17' east 105.15 feet to the point of beginning.

Being the same property conveyed to Estel R. Hill and wife, Elsie P. Hill, by deed from Elmer E. McBride and wife, of record in book 3534, page 541, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,400.00

Subscribed and sworn to before me, this the 22nd day of February 19 71

Affiant

My commission expires My Commission Expires July 31, 1972 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (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 John Henry Minton and wife, Colleen Keaton Minton, 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 for 1971 taxes which have been prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Henry Minton and wife, Colleen Keaton Minton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 22nd *day of* February, 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.*

Estel R. Hill

Elsie P. Hill

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie H. Patterson, *a Notary Public in and for said County and State,* Estel R. Hill and wife, Elsie P. Hill

*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* 22nd *day of* February, *19*71

Marie H. Patterson
Notary Public

Commission expires My Commission Expires July 31, 1972

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 .....

FEB23F CONV *3,400.00
FEB23F S'TAX A* 8.84
FEB23F PR'FEE A* .50
FEB23F W'DEED A* 3.00 * 12.34

WARRANTY DEED

FROM

Estel R. Hill and wife,
Elsie P. Hill TO John Henry Minton
& wife, Colleen Keaton Minton

B 0 5 5 4 9

IDENTIF. REFERENCE

FEB 23 2 27 PM '71

FELIX E. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner

C. A. NEWMAN & CO.
REAL ESTATE LOANS INSURANCE
NASHVILLE, TENN.