This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4483 PAGE 565

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JERRY D. WESTBROOK, ET UX (NAME)	SAME (NAME)	Map 42-11
601 RONNIE ROAD (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Part. 37
MADISON, TENNESSEE 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00)--- *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

ERMA R. TISDALE KRANTZ and husband, WOODROW W. KRANTZ

have this day bargained and sold, and do hereby transfer and convey unto the said JERRY D. WESTBROOK and wife, NANCY A. WESTBROOK, their

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

Land in Davidson COunty, Tennessee, being LOT NO. 2 on the Map of Haven Acres, Section One, as of record in Book 2331, page 89, Register's Office for said County.

Said lot fronts 151.69 feet on the west side of Ronnie Road and runs back 289.24 feet on the north line and 322.05 feet on the south side to a dead line in the rear, measuring 124.58 feet thereon.

Being the same property conveyed to Erma Ruth Tisdale, Now Krantz, by deed from E. C. Chance, et al of record in Book 2595, page 289, and by court decree entered in Docket No. 50183, Probate Court of Davidson County, Tennessee, a certified copy of which is of record in Book 4483, page 562, both in said Register's Office; she having since married Woodrow W. Krantz, and he joins in this instrument conveying any right, title and interest he might have in said property.

Said property is being sold subject to any easements, setback lines and restrictions of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 26th day of February, 1971

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 601 Ronnie Road, (House Number) (Street) Madison, (P. O. Address:) Tennessee 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, 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.*

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

Witness our hand S *this* 26th *day of* February, 1971 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RECORDER'S NOTE
Legibility of Writing, Typing or Printing Unsatisfactory When Received

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* ERMA R. TISDALE KRANTZ and husband, WOODROW W. KRANTZ

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* 26th *day of* February, *19* 71.

Notary Public

Commission expires 2/3/74

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 .....

MAR-3[illegible]	CONV	38,000.[illegible]			
MAR-3[illegible]	S'TAX		A*	98.80	
MAR-3[illegible]	PR'FEE		A*	.50	
MAR-3[illegible]	W'DEED		A*	3.00	* 102.30

WARRANTY DEED

FROM

TO

B 0 6 4 6 8

IDENTIF. REFERENCE

MAR 3 12 33 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS