This instrument prepared in office of
Geo. I. Wadley & Son, Inc.
204 Stahlman Building
Nashville, Tennessee 37201

BOOK 4487 PAGE 742

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John H. Noel (NAME)	SAME (NAME)	Map. 116-G
300 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 15.
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of Ten and no/100 - - - - - - - - - - - - -
($10.00) - - - - - - - - - *DOLLARS*

We, Dudley Brown Morgan and husband, Walter M. Morgan, Jr.

.....*have bargained and sold, and by these presents do transfer and convey unto the said* John H. Noel and wife, Andromedia B. Noel
.....their.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th, formerly the 11th Civil District of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 30 on the plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, Pages 57 and 58, Register's Office for said County, and being part of a tract of land marked "Johnson Bransford" as shown on the plan of Deerfield as of record in Book 547, pages 191 and 192, Register's Office for said County, more particularly described as follows:

Beginning at an iron pin in the northerly margin of Clarendon Avenue, said iron pin being the southwest corner of Lot No. 11 as shown on the plan of Bransford Realty Company's Berkeley Hills Subdivision and recorded in Plat Book 547, Pages 57 and 58; thence south 71°17' west, 58.9 feet with the northerly margin of Clarendon Avenue to an iron pin, the beginning of a curve to the left; thence, continuing with the north margin of Clarendon Avenue and a curve to the left, 149.45 feet, said curve having an interior angle of 35°12'30", a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of south 48°17' west, 147.10 feet to an iron pin, the southwest corner of the tract herein being described; thence, north 57°08' west 189. 5 feet to an iron pin; thence, north 29°42' east, 90.0 feet to an iron pin; thence, north 55°08' west 50.1 feet to an iron pin; thence, north 38°56' east, 197.9 feet to an iron pin in the south boundary of a tract of land recorded in the name of Julia Malone Trabue in Deed Book 1108, Page 97, Register's Office for said County; thence, south 57°21' east 86.8 feet along the south boundary of the previously described Julia Malone Trabue tract, to an iron pin at the northwest corner of Lot No. 11 as shown on the Plan of

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 19th day of March 19 71
My commission expires: Nov. 3, 1971 (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 95,000.

Affiant

Notary Public

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Berkeley Hills Subdivision previously referenced; thence, south 31°45' east, 235.0 feet along the westerly line of Lot No. 11. to the point of beginning. Containing 64,974 more or less square feet or 1.5 acres, more or less.

Being part of the property conveyed to Foskett Brown and wife, Frances Dudley Brown, for life, with remainder in Dudley Brown by deed from John S. Bransford, et al, Executors and Trustee, of record in Book 1534, Page 288, said Register's Office. The said Foskett Brown and wife, Frances Dudley Brown, have since died, and the said Dudley Brown now being Dudley Brown Morgan.

This convenance is made subject to the following:

If Grantees or their heirs or devisees should conclude to sell subject property they shall first offer same to (1) GRANTOR if she be living, (2) if she be deceased to her husband, Walter M. Morgan, Jr., and (3) if both be deceased to their living children, at a price that said GRANTEES, etc., deem reasonable, and said parties (GRANTOR et al) have 7 days from receipt of such notice to purchase said property at such price, and on their failure to do so all of their rights hereunder shall terminate.

This is unimproved ( ) improved (X) property, known as 300 Clarendon Avenue, Nashville, Tenn. 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees *their heirs and assigns, forever.*

And we *do covenant with the said* grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1971 taxes which have been prorated and assumed by the grantees; dovenants and restrictions of record in Book 649, Page 622, Book 643, Page 450, Book 778, Page 223, Book 778, Page 688, Register's Office for Davidson County, Tennessee.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* 19th *day of* March, *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.*

Dudley Brown Morgan

Dudley Brown Morgan

Walter M. Morgan, Jr.

Walter M. Morgan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Dudley Brown Morgan and Walter M. Morgan, Jr.,

the bargainor, 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 19th day of March, 19 71.

George W. Pickens, Notary Public.

Commission Expires November 3, 1971

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19.

, 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 .

WARRANTY DEED

FROM

Dudley Brown Morgan and husband, Walter M. Morgan, Jr.

TO

John H. Noel and wife, Andromedia B. Noel

B 08365

IDENTIF. REFERENCE

MAR 22 1 19 PM '71

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAR 22
MAR 22 STAX
MAR 22 RECORDING FEE
MAR 22
DEED CONV 95,000.00

A* 247.00
A* .50
A* 6.00
* 253.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Electronic to:

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

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