This instrument prepared by:
W. Ovid Collins, Jr., Attorney
Third National Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4492 PAGE 683

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Owen Bradley (NAME)	Home Federal Savings & Loan (NAME)	92-16; 386
803 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	Association (STREET ADDRESS)	92-16; 385
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirteen Thousand Eight Hundred Forty-Nine ($13,849.07) and 07/100 - *DOLLARS* cash in hand paid by LON VARNELL and other good and valuable considerations including the assumption of one-third of the unpaid balances of two loans due Home Federal Savings & Loan Association in the total amount of $18,317.80 secured by encumbrances upon the real property described hereinbelow and one-third of a certain promissory note to First American National Bank in the principal amount of $8,000.00, the receipt of all of which is hereby acknowledged, I, Teddy Bart

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Lon Varnell,.....

.....his.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A one-third undivided interest in and to land in Davidson County, Tennessee, being lots Nos. 78 and 79 on the O. B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said lot No. 78 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 150 feet to an alley.

Said lot No. 79 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Avenue, and runs back between parallel lines with the northerly margin of Hawkins, formerly Elizabeth Street, formerly Clay Street, 151 feet to an alley.

Said property was conveyed to Teddy Bart by deed from The Seventeenth South Corporation, of record in book 4476, page 889, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $13,849.07

Affiant

Subscribed and sworn to before me, this the 12th day of April 1971

Notary Public

My commission expires My Commission Expires NOV. 24, 1974
(Affix Seal)

PUBLIC
DAVIDSON COUNTY

unimproved ( )
This is improved ( ) property, known as 721, 723 17th Avenue, South, Nashville, Tennessee
(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 Lon Varnell, his *heirs and assigns, forever.*

And I *do covenant with the said* Lon Varnell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as indicated above.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lon Varnell, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* April, *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.*

Teddy Bart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia R. Sills, *a Notary Public in and for said County and State, the within named* Teddy Bart

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

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* April, *19*71.

Patricia R. Sills, *Notary Public*

Commission Expires My Commission Expires NOV. 24, 1974

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

TO

B 10640

IDENTIF. REFERENCE

APR 12 1 20 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

APR 12	CONV	13,849.07				
APR 12	S'TAX		A*	35.88		
APR 12	PR'FEE		A*	.50		
APR 12	W'DEED		A*	6.00	*	42.38