WARRANTY DEED

BOOK 4496 PAGE 708

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRS. GEORGE C. FRANCIS (NAME)	NOEL-PALMER MORTGAGE CO., INC. (NAME)	Map 117-5
3506 SCARSDALE ROAD (STREET ADDRESS OR ROUTE NUMBER)	STAHLMAN BUILDING (STREET ADDRESS)	Parcel 150
NASHVILLE, TENN. 37215 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. 37201 (CITY) (ZONE) (STATE)	7DA-35370 mp

FOR AND IN CONSIDERATION of the sum of TWENTY TWO THOUSAND FIVE HUNDRED and NO/100

----------($22,500.00)---------- *Dollars,*

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Arlene Ziegler, Truman Smith and wife, Betty Jean Smith, hereinafter called Grantors,

APR27F CONV 22,500.00
APR27F STAX A* 58.50
APR27F PRFEE A* .50
APR27F WDEED A* 3.00 * 62.00

have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, Sara Alford Francis,

her XXXXXXX *heirs and assigns a certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 35 to 37, inclusive, of Block "E" on the map of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for said County. Said Lots Nos. 35 to 37, inclusive, adjoin and front together 75 feet on the easterly side of Scarsdale Road and run back between parallel lines 155 feet to a dead line.

Being the same real property conveyed to Arlene Ziegler, Truman Smith and wife, Betty Jean Smith, by deed from Van T. Irwin, Jr., and wife, Jo Ann M. Irwin, of record in Book 4240, page 38, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $22,500.00

Subscribed and sworn to before me, this the 26th day of April 19 71

Affiant Truman A. Smith

My commission expires: July 31 1974 (Affix Seal)

Notary Public Sarah L. Nichols

STATE OF TENNESSEE DAVIDSON COUNTY

This is XXXXXXXX (X) property, known as 3506 Scarsdale Road, Nashville, Tennessee 37215 (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 Grantee,

her (XXXXXX

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 taxes for 1971, which are prorated and assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

XXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 26th *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.*

Arlene Ziegler
Arlene Ziegler

Truman Smith
Truman Smith

Betty Jean Smith
Betty Jean Smith

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, *a Notary Public in and for said County and State,* Arlene Ziegler

the within named 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 Nashville, *Tennessee, this* 26th *day of* April, *19*71.

Sarah L. Nichols *Notary Public*

Commission expires July 31, 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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah L. Nichols, a Notary Public in and for said County and State, Truman Smith and Betty Jean Smith, the within named bargainors, 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 April, 1971.

Sarah L. Nichols Notary Public

Commission Expires: July 31, 1974

WARRANTY DEED

FROM

ARLENE ZIEGLER et al

TO

SARA ALFORD FRANCIS

B 12460

IDENTIF. REFERENCE

APR 27 11 38 AM '71

FELIX A. WILSON 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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
C-21925