Deed Prepared By: Rollie L. Woodall, Atty.
171 Cherokee Road, Hendersonville, Tenn. 37075

WARRANTY DEED

BOOK 4502 PAGE 595

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Lockwood, et ux (NAME:)	Noel-Palmer Mortgage Company, Inc. (NAME:)	Map 145-10, P/O
1869 Laurel Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	Par 14 & ~~Map 145~~,
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	P/O Par ~~94~~ 42

For and in Consideration of the sum of one and no one-hundreds ($1.00) ---------- *DOLLARS* cash in hand paid by CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD, and other good and valuable considerations, receipt of which is hereby acknowledged, and for the further consideration that CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD herein assume and agree to pay the remaining unpaid balance of a Deed of Trust Note dated May 7, 1969, made by KLEBER E. DUNKLIN and wife, PATRICIA D. DUNKLIN, payable to Noel-Palmer Mortgage Company, Inc., for the original principal sum of $42,000.00, with interest as set forth therein, in monthly installments of $324.20 each, commencing June 1, 1969, and continuing thereafter until paid in full, said note being secured by a Deed of Trust of even date and of record in Book 4331, page 781, Register's Office for Davidson County, Tennessee, (said Note and Deed of Trust having been assigned to Colonial Life Insurance Company of America on May 9, 1969, by Assignment of record in Book 4339, page 962, said Register's Office) and further secured by a Supplemental Indenture, dated August 18, 1970, of record in Book 4440, page 669, said Register's Office; we, KLEBER E. DUNKLIN and wife, PATRICIA D. DUNKLIN,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD ---------- their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being a part of Lot No. 90 on the Plan of Laurel Ridge Subdivision, Section 4, of record in Book 3500, page 71, Register's Office for said County and a part of land in the 7th, formerly the 11th, Civil District of said County and State, said lands, together, being more particularly described as follows, to-wit:

BEGINNING at a point at the intersection of the southeasterly margin of Laurel Ridge Drive with the westerly margin of Zelenik's driveway, being 156.27 feet measured along the curving southeasterly margin of said Drive southwesterly of a concrete monument in the easterly margin of said Drive marking the northeastern corner of said Lot 90;

THENCE, westerly on the curving southeasterly margin of Laurel Ridge Drive, 298.81 feet to the northwestern corner of said Lot 90;

THENCE, southeasterly on the westerly line of said Lot 90, 140 feet to the southwestern corner of said Lot 90;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Subscribed and sworn to before me, this the 17 day of May, 71

Charles W. Lockwood
Affiant

My commission expires: 4/28/72
(Affix Seal)

L. F. McClung
Notary Public

THENCE, southeasterly on the southerly line of said Lot 90, 203 feet to a concrete monument at the southeastern corner of said Lot 90;

THENCE, northeasterly with the easterly line of said Lot 90 to an iron pin at the northwesterly corner of the property conveyed to John S. Zelenik, et ux, Mary R. Zelenik, by deed from John J. Todd, III, et ux, Jean Franklin Todd, of record in Book 4313, page 793, Register's Office for said County;

THENCE, with the southerly line of the property conveyed to Alfred D. Sharp, Jr., et ux, Katherine S. Sharp, by deed from Elmer Davis, Jr., Trustee, of record in Book 3505, page 162, Register's Office for said County, South 68° 00' East 63.59 feet to a point in the westerly margin of Zelenik's driveway;

THENCE, with the westerly margin of said driveway, North 25° 35' 12" West 102.66 feet to a point in the easterly line of said Lot 90;

THENCE, with the westerly margin of said driveway, North 27° 23' 11.6" West 6.71 feet to a point and continuing with the westerly margin of said driveway North 22° 26' 45.3" West 57.94 feet to the point of beginning.

BEING a part of the same property conveyed to Kleber E. Dunklin et ux, Patricia D. Dunklin, by deed from Minyard Dee Ingram, Jr. et ux, Kathryne Ingram, of record in Book 4331, page 779, said Register's Office and by deed from Alfred D. Sharp, Jr. et ux, Katherine S. Sharp, or record in Book 4440, page 663, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1869 Laurel Ridge Drive, 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 CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD, ---------- their *heirs and assigns, forever.*

And we *do covenant with the said* CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD, *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: the aforesaid Deed of Trust and Supplemental Indenture; restrictive covenants, easements, and limitations of record; zoning ordinances, if any; and taxes and assessments, both general and special, for the year 1971, a lien but not yet due and payable, and thereafter.

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* CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kleber E. Dunklin

Patricia D. Dunklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anna S. Carlisle, *a Notary Public in and for said County and State, the within named* Kleber E. Dunklin and wife, Patricia D. Dunklin,

the 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* 10 *day of* May, *1971*

Anna S. Carlisle, *Notary Public.*

Commission Expires 4/28/73

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

KLEBER E. DUNKLIN and wife,

PATRICIA D. DUNKLIN

TO

CHARLES W. LOCKWOOD and

wife, JOSEPHINE T. LOCKWOOD

B 1511 6

IDENTIF. REFERENCE

MAY 18 10 44 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

3 1 2 1 1 2

MAY 18 7
MAY 18 7 STAX CONV 58,500.00
MAY 18 7 PRFEE A* 152.10
MAY 18 7 WDEED A* .50
A* 6.00
* 158.60

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