TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map. 117-6
Par. 62

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PW

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Joseph M. Howard, III and wife, Hilda Howard

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Mildred Ann Burns, Jean Hornberger & Mary Jo Feldhaus

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lots Nos. 10 and 11 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate,Engineer,May___,1910, as follows:

BEGINNING at a point in the northerly margin of Hampton Avenue at a point 1794 feet west of the center line of 23rd Avenue South, said point being 8 feet west of the southwest corner of property conveyed to James C. Terry and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1181,page 117,Register's Office for said County;thence,with the northerly margin of Hampton Avenue, westwardly 172 feet to a point, said point being the southeast corner of property conveyed to Sam L.Cook and wife, by deed from Robert E. Dunn, Jr., and wife, as of record in Book 1142, page 97, said Register's Office; thence northwardly with the said Sam L. Cook line 347.4 feet to a point; thence, eastwardly 172 feet to a point 8 feet west of the northwest corner of the James C. Terry property above mentioned; thence, southwardly 347.4 feet, more or less, to the point of beginning.

Being property vested in Mildred Ann Burns, Jean Hornberger, & Mary Jo Feldhaus, as devisees under the will of Mary Jo Walsh, as of record in Will Book 87, page 287, Probate Court for Davidson County, Tennessee.

This conveyance is subject to recorded easements applicable to said property and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 3430 Hampton Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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, unless otherwise herein set out. 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, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of June, 1971.

Jean Hornberger
Jean Hornberger

Mildred Ann Burns
Mildred Ann Burns

Mary Jo Feldhaus
Mary Jo Feldhaus

STATE OF TENNESSEE
DAVIDSON COUNTY

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

Mildred Ann Burns, Jean Hornberger & Mary Jo Feldhaus

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 4th day of June, 1971.

Commission expires June 23 1973 Notary Public

TENNESSEE TITLE COMPANY

44.00

Warranty Deed

FROM

MILDRED ANN BURNS, ET AL

To

JOSEPH M. HOWARD, III & WIFE, HILDA HOWARD

REGISTER STAMPS BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMPS HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

PLEASE MAIL TO - Mr. Joseph M. Howard, III, 4100 Skyline Drive Nashville, Tenn., 37215

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IDENTIF. REFERENCE

JUN 4 2 59 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4-	CONV	44,000.00			
JUN-4-	S'TAX		A*	114.40	
JUN-4-	PR'FEE		A*	.50	
JUN-4-	W'DEED		A*	3.00	* 117.90

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $44,000.00

State of Tennessee
County of Davidson

Affiant

Sworn to and subscribed before me this 4th day of June, 19 71

Notary Public, in and for the aforesaid State and County.

My commission expires: APR 23 1973