Prepared by: Terry McNabb, Atty.
610 Stahlman Bldg.
Nashville, Tenn. 37201

BOOK 4509 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John F. Kelly, et ux (NAME)	Murphree Mortgage Company (NAME)	75-6-33
4253 Sweden Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd. Avenue, North (STREET ADDRESS)	4d 34796
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Bettie P. Spain, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said John F. Kelly and wife, Mildred D. Kelly

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for said County.

SAID Lot No. 274 fronts 80 feet on the easterly margin of Sweden Drive and runs back between parallel lines 135 feet to a line in the rear, measuring 80 feet thereon.

This property is transferred subject to the mortgage secured by Deed of Trust of record in Book 4096, page 740: Restrictive Covenants of record in Book 3924, page 25, and as amended in Book 3952, page 88, All Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 8th day of June, 19 71

Affiant

My commission expires: 7/23/74 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4253 Sweden Drive, (House Number) (Street) Davidson County, Tennessee 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
John F. Kelly and wife, Mildred D. Kelly
their *(successors),*
heirs and assigns forever. I *covenant that* I am *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 above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John F. Kelly and wife, Mildred D. Kelly
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* on *this* 8th *day of* June, 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.*

Mrs Bettie P. Spain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Earl A. McNabb, *a Notary Public in and for said County and State,* Bettie P. Spain

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

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* June, *19*71

Notary Public

Commission expires 7/23/74

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

Bettie P. Spain

TO

John F. Kelly, and wife,
Mildred D. Kelly

B 18034

IDENTIF. REFERENCE

JUN 8 3 28 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8-71	CONV	22,000.00			
JUN-8-71	S TAX		A*	57.20	
JUN-8-71	PR FEE		A*	.50	
JUN-8-71	W DEED		A*	3.00	* 60.70

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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