WARRANTY DEED

BOOK 4523 PAGE 533

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER
James A. Hedstrom et ux. (NAME)	Murphree Mortgage Company (NAME)	Map 33-15
616 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Pc. 70
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of TEN and no/100----------($10.00)---- *Dollars,*

Cash in hand paid by James A. Hedstrom and wife, Christa H. Hedstrom, the receipt of which is hereby acknowledged by Tommy F. Webster and wife, Hilda R. Webster, and for further consideration James A. Hedstrom and wife, Christa H. Hedstrom, have assumed and hereby agreed to pay a promissory note executed by Tommy F. Webster and wife, Hilda R. Webster, to Murphree Mortgage Comapny, the balance owing on which is approximately $14,700.60, and which is secured by a Deed of Trust of record in Book 4154, page 892, Register's Office for Davidson County, Tennessee, we,

TOMMY F. WEBSTER and wife, HILDA R. WEBSTER

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. HEDSTROM and wife, CHRISTA H. HEDSTROM, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Primrose Acres Subdivision, Section Two, as of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 127 fronts 147.0 feet on the east side of Hamblen Drive and extends back 175.0 feet on the north line and 354.5 feet on the south line to a dead line, measuring 231.4 feet thereon.

Being the same property conveyed to Tommy F. Webster and wife, Hilda R. Webster, by deed from Willie T. Lusky and daughter, Lettie L. Jones, of record in Book 4154, page 891, Register's Office for Davidson County, Tennessee.

The parties hereto agree that the sellers shall have possession of the property through August 31, 1971, that the sellers shall deliver possession of the property to the buyers on September 1, 1971, and that, in lieu of the payment of rent from the date of this deed to September 1, 1971, the sellers will pay the July and August installments due under the terms of the promissory note hereinabove referred to payable to Murphree Mortgage Company. Sellers will pay all utilities and services to property while in possession of property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Affiant

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

Notary Public

My commission expires: October 28, 1971 (Affix Seal)

This is { unimproved / improved } property, known as 616 Hamblen Drive, Madison, Tennessee 37115 (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 James A. Hedstrom and wife, Christa H. Hedstrom, their *(successors), 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 as stated above and 1971 Davidson County taxes which have been prorated and assumed by the grantees. *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Hedstrom and wife, Christa H. Hedstrom, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 26 *day of* July, *19* 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said date and date.*

James A. Hedstrom
Christa H. Hedstrom

Tommy F. Webster
Hilda R. Webster

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Stephen L. Edwards, *a Notary Public in and for said County and State,* Tommy F. Webster, Hilda R. Webster, James A. Hedstrom and Christa H. Hedstrom

the within named bargainor....., 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 Madison, *Tennessee, this* 26th *day of* July, *19* 71

Stephen L. Edwards *Notary Public*

Commission expires October 28, 1974

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

Prepared by:
Stephen L. Edwards ← Return to
Attorney at Law
Plaza Professional Bldg.
Madison, Tennessee 37115

JUL 27 75	CONV	21,500.00			
JUL 27 75	STAX		A*	55.90	
JUL 27 75	PRFEE		A*	.50	
JUL 27 75	WDEED		A*	4.00	* 60.40

WARRANTY DEED

FROM
Tommy F. Webster and wife,
Hilda R. Webster, GRANTORS

TO
James A. Hedstrom and wife
Christa H. Hedstrom GRANTEES

B 24419

IDENTIF. REFERENCE

JUL 27 11 33 AM '71

FELIX Z. 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