prepared by Miss Rebecca Thomas
Court Square Bldg,
Nashville, Tenn.

WARRANTY DEED

BOOK 4536 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Wanda Templeton	Same	
(NAME)	(NAME)	Map. 70-6
1512 Buena Vista Dr		Par. 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and ----------
---------- no/100 Dollars,
cash in hand paid by Mrs. Wanda Templeton, and other good and valuable considerations the receipt of which is hereby acknowledged, and in compliance with a contract executed on the 22nd day of January, 1970, obligating me to convey, upon demand, to Mrs. Wanda Templeton, the hereinafter described property;

I, Jacob E. Markle,

have this day bargained and sold, and do hereby transfer and convey unto the said Wanda Templeton, her

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

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map showing Subdivision of J.S. Spurlock's Lands, not of record, and described according to a map made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning at a point in the center of the County Road leading from the Hamilton Road to the Buena Vista Turnpike, being the northeast corner of the Lewis Property; thence south 20° East 1,254 feet to the low water mark on Cumberland River; thence up said River, 210 feet, more or less, to the southwest corner of Lot No. 13 on said plan; thence with the line between said Lots Nos. 12 and 13, North 20° West 1,220 feet, more or less, to the center of said County Road; thence with the same, westwardly 210 feet to the beginning, containing 5.96 acres more or less.

BEING the same property conveyed to Jacob E. Markle by Wanda A. Templeton and Robert E. Alessio on August 26, 1966, and of record in Book 4056, page 243, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4500.00

Subscribed and sworn to before me, this the 24th day of April 19 71

Affiant Everett Templeton

My commission expires: 3-5-75 (Affix Seal)

Notary Public Rebecca Thomas

This is unimproved ( ) improved ( ) property, known as ..... (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 Wanda Templeton, her

(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.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Wanda Templeton, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 16th 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.

Jacob E. Markle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca Thomas, *a Notary Public in and for said County and State,* Jacob E. Markle

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

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* April, *19* 71

Rebecca Thomas *Notary Public*

Commission expires March 5, 1975

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 .....

SEP 14 71	CONV	*4,500.00			
SEP 14 71	S'TAX		A*	11.70	
SEP 14 71	PW'FEE		A*	.50	
SEP 14 71	W'DEED		A*	4.00	* 16.20

WARRANTY DEED

FROM

TO

B 30426

IDENTIF. REFERENCE

SEP 14 2 14 PM '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 250-2656
NASHVILLE, TENNESSEE