This instrument was prepared by:
William J. Harbison, Attorney
20th Floor - L & C Tower
Nashville, Tennessee 37219

BOOK 4541 PAGE 473

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchum E. Warren, Jr. and wife (NAME:)	Same (NAME:)	130-7-71
620 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-7-71.1
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- DOLLARS

cash and other good and valuable considerations, receipt of all of which is hereby acknowledged, including the assumption and agreement by the Grantees to pay the balance of a certain promissory note executed by Thomas Wardlaw Steele and wife, Frances C. Steele, in the original principal amount of $40,000.00, dated April 8, 1964, which note is secured by a deed of trust executed by the said Thomas Wardlaw Steele and wife, Frances C. Steele, to Albert William Johnson, Trustee, of record in Book 3736, p. 497, Register's Office for Davidson County, Tennessee, and subsequently assigned to John Hancock Mutual Life Insurance Company by instrument of record in Book 3737, p. 9, said Register's Office; and to secure the payment by the Grantees of said balance, which is $30,069.86, a vendor's lien in favor of the Grantors herein is expressly retained upon the property herein described, we Thomas Wardlaw Steele and wife, Frances C. Steele,

have bargained and sold, and by these presents do transfer and convey unto ~~them~~ Mitchum E. Warren, Jr., and wife, Norma H. Warren, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 7th Civil District of Davidson County, Tennessee, partially in the City of Belle Meade, and partially in the Metropolitan Government of Nashville and Davidson County, Tennessee, being parts of Lots 205, 206, 221 and 222 on the Plan of a part of Royal Oaks Land Companys' Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, November 16, 1946, as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, at the intersection of the easterly margin of said Lynwood Boulevard and the northerly margin of Iroquois Avenue, as now located; thence with the easterly margin of Lynwood Boulevard, northwardly 180 feet to the southwest corner of the property conveyed to Frances Orr Vance, by deed from Mary Dozier Vess and husband, as of record in Book 1491, page 387, said Register's Office; thence with Vance's southerly line, eastwardly 249.4 feet to the southeast corner of said Vance Property, which point is 41 feet north of the common corner of Lots Nos. 205, 206, 221 and 222; continuing in the same direction 94 feet in all 343.4 feet to a point in Lot No. 222; thence southwardly 135 feet more or less to the northerly margin of Iroquois Avenue, as now located, said point being 100 feet east of the corner of Lots Nos. 206 and 221; thence with the northerly margin of said Iroquois Avenue, as now located westwardly 374.4 feet to the beginning.

Being the same property conveyed to Thomas Wardlaw Steele and wife, Frances C. Steele, by deed from Henry H. Silliman, Jr., and wife, Katrina W. Silliman, of record in Book 3642, page 601, said Register's Office.

The above-described property is conveyed subject to restrictive covenants and easements as of record in Book 1300, page 622, which apply to parts of Lots Nos. 205 and 206, and restrictive covenants of record in Book 1580, page 499, which apply to parts of Lots Nos. 221 and 222, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 620 (House Number) Lynwood Boulevard (Street), Nashville (P. O. Address: City or Town), Tenn. 37205 (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 Mitchum E. Warren, Jr. and wife, Norma H. Warren, their heirs and assigns, forever.

And we do covenant with the said Mitchum E. Warren, Jr. and wife, Norma H. Warren that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set out, and except for taxes for 1971, which have been prorated and are assumed by the Grantees.

And we, Thomas Wardlaw Steele and wife, Frances C. Steele, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mitchum E. Warren, Jr. and wife, Norma H. Warren, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of September, 1971

Thomas Wardlaw Steele
Frances C. Steele

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Eleanor J. Jackson, a Notary Public in and for said County and State, the within named Thomas Wardlaw Steele and wife, Frances C. Steele,

the bargainor S, 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 27th day of September, 19 71

Eleanor J. Jackson, Notary Public

Commission Expires January 30, 1974

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $ 105,000.00

Charlotte K Chaffe
Affiant
Agent

Subscribed and sworn to before me, this the 27 day of Sept., 1971.

Notary Public

My commission expires: My Commission Expires June 11, 1974

(Affix Seal)

WARRANTY DEED

FROM
Thomas Wardlaw Steele and wife,
Frances C. Steele

TO
Mitchum E. Warren, Jr. and wife
Norma H. Warren

B 32655

IDENTIF. REFERENCE

OCT 1 9 03 AM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

OCT-1??	CONV	90,000.00			
OCT-1??	CONV	15,000.00			
OCT-1??	S'TAX		A*	273.00	
OCT-1??	PR'FEE		A*	.50	
OCT-1??	W'DEED		A*	8.00	* 281.50