BOOK 4545 PAGE 296

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James M. Webb, Sr.	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	Map 51-11
520 Freda Villa	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 16
Madison, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by James M. Webb, Sr. and wife, Judith L. Webb, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $21,000.00, secured by a deed of trust to Vaden Lackey, Jr., Trustee, dated August 12, 1964, and recorded in book 3802, page 78, Register's Office for Davidson County, Tennessee.

We, Rufus Bond Hunt, Jr. and wife, Shirley Branson Hunt,

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

James M. Webb, Sr. and wife, Judith L. Webb,

their ~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 94 on the Plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for said County, described as follows:

Beginning at an iron pin in the northerly margin of Freda Villa being the common corner of Lots 94 and 95 on said plan; thence in a northwesterly direction with said margin of said road, a distance of 164.8 feet to a concrete monument; thence continuing in a northwesterly direction with the margin of said road around a curve a distance of 43.0 feet to a concrete monument in the easterly margin of Saunders Drive; thence north 44° 18' east with said margin of said road a distance of 240.5 feet to a concrete monument; thence south 45° 42' east a distance of 160 feet to an iron pin, being the common corner of Lots 94 and 95; thence in a southwesterly direction along the dividing line between said two lots, 238.6 feet to the point of beginning.

Being the same property conveyed to Rufus Bond Hunt, Jr. and wife, Shirley Branson Hunt, by deed from Maddux Construction Company, Inc., of record in book 3802, page 74, 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 $ 39,000.00

Subscribed and sworn to before me, this the 14th day of October 19 71

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

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

James M. Webb, Sr. and wife, Judith L. Webb, their

~~XXXXXX~~

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Webb, Sr. and wife, Judith L. Webb, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* October, 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.*

X Rufus Bond Hunt, Jr.
Rufus Bond Hunt, Jr.

X Shirley Branson Hunt
Shirley Branson Hunt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Rufus Bond Hunt, Jr. and wife, Shirley Branson Hunt, *the within named 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* 14th *day of* October, *19* 71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

OCT 15 75 CONV 39,000.00
OCT 15 75 S'TAX A* 101.40
OCT 15 75 PR'FEE A* .50
OCT 15 75 W'DEED A* 4.00 * 105.90

WARRANTY DEED

FROM

Rufus Bond Hunt, Jr., et ux

TO

James M. Webb, Sr., et ux

B 34400

IDENTIF. REFERENCE

OCT 15 10 57 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

Dobson & Johnson, Inc.