This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank 4th FLOOR Third National Bank Building

WARRANTY DEED

BOOK 4560 PAGE 521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Floyd Taylor Chance (NAME:)	Same By (NAME)	Map. 42-7 Par. 49
106 Morningview Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand and no/100 ($11,000.00)--

---

DOLLARS

receipt of which is hereby acknowledged, paid to me by Floyd Taylor Chance, I, Hellon Jane Chance

DEC 10 MISC A* 8.00 * 8.00

have bargained and sold, and by these presents do transfer and convey unto the said Floyd Taylor Chance, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of my interest as a tenant in common, formerly tenant by the entirety, in and to a house and lot located at 106 Morningview Court, Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 32 on the Map of Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for said County, as follows:

Beginning at a point on the northerly margin of the terminus of Morning View Court, at the common corner of Lots 31 and 32; thence with the line between said lots, northwesterly 234 feet to a point; thence northeasterly 60 feet to a corner of Lot 37; thence with the line between Lots 32 and 37 eastwardly 203.37 feet to a corner of Lot 36; thence with the line between Lot 32 and Lots 36 and 35, southeastwardly 249.94 feet to the corner of Lot 33; thence with the line between Lots 32 and 33, southwestwardly 139.9 feet to the margin of Morning View Court; thence with the margin of the same, northwestwardly along a curve, 64.93 feet to the beginning.

Being the same property conveyed to Floyd Taylor Chance and wife, Hellon Jane Chance, by deed from Kenneth R. Meguiar and wife, Maxine Meguiar, of record in Book 2907, Page 473, said Register's Office.

Said property is encumbered by a certain Deed of Trust executed by

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value whichever is greater, for this transfer is $11,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of December 19 71

Notary Public

My commission expires: 2/1/75

(Affix Seal)

Kenneth R. Meguiar and wife, Maxine Meguiar to Charles F. Lovell, Trustee, of record in Book 2622, Page 267, Register's Office for Davidson County, Tennessee, to secure payment of an indebtedness due to Lovell & Malone, Inc. of Nashville, Tennessee.

unimproved ( )
This is improved (XX) property, known as 106 Morningview Court, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd Taylor Chance, his *heirs and assigns, forever.*

And I *do covenant with the said* Floyd Taylor Chance *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for 1971 taxes and the Deed of Trust above set forth.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Floyd Taylor Chance, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10 *day of* December, *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.*

Hellon Jane Chance
HELLON JANE CHANCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. William M. Peaches a Notary Public in and for said County and State, the within named Hellon Jane Chance

the 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~~ Madison, Tennessee, this 10 day of December, 19 71.

Mrs. William M. Peaches
Notary Public.

Commission Expires 12-17-74

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
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

HELLON JANE CHANCE

TO

FLOYD TAYLOR CHANCE

B4108 089

IDENTIF. REFERENCE

Dec 10 3 48 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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