BOOK 4579 PAGE 777

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
215 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Ervin (NAME)	Paul Ervin (NAME)	Map 43-13
313 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	313 Elm Street (STREET ADDRESS)	Par. 208
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	177 pal

mail to A

For and in Consideration of the sum of Ten and----------00/100 ($10.00)----------*DOLLARS* cash in hand paid by the grantee; PAUL ERVIN, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust, secured by TRACT NO. I particularly described below, executed by Ollie Ray Hutchins and wife, Nellie H. Hutchins, to Raymond L. Davis, Jr., Trustee, of record in Book 3516, Page 441, Register's Office for Davidson County, Tennessee;

I, MAX DeHAVEN,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL ERVIN, his heirs and assigns, my one-half undivided interest to and in the hereinafter described

land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I: Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 16 and 17 of Block "F" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.
Said Lots Nos. 16 and 17 adjoin and front together 102 feet 8 inches on the south side of Maple Street and extend back 195 feet on the west line of Lot No. 16 and 215 feet on the east line of Lot No. 17, along the west margin of Third Avenue to a dead line in the rear and measures 100 feet thereon.
Being the same property conveyed to Max DeHaven and Paul Ervin, as tenants in common, by deed from Nellie Jane Hoover Hutchins, of record in book 4464, page 412, Register's Office for said County.

TRACT NO. II: Land in Davidson County, Tennessee, being Lots Nos. 14 and 15 of Block G on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for said County.
Said Lots Nos. 14 and 15 front together 100 feet on the northerly side of Elm Street and run back between parallel lines 200 feet to a dead line. Included in this description but expressly excluded from tnis conveyance is the north 60 feet of Lot No. 14 which was conveyed to E. H. Phy and wife, by deed of record in Book 2030, page 627, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of February, 1972

My commission expires: May 8 1973

Notary Public

(Affix Seal)

Being the same property conveyed to Paul Ervin and Max DeHaven, by deed from Clifford Vaughn and wife, Bettie Vaughn, of record in book 4348, page 765, Register's Office for Davidson County, Tennessee.

TRACT NO. III: Land in Davidson County, Tennessee, being the South 140 feet of Lot Nos. 12 and 13 of Block "G", on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for said County.
Said parts of said lots front 100 feet on the North side of Elm Street and run back between parallel lines, part of Lot No. 12 running back along the East Margin of Third Avenue, 140 feet to a dead line.
Being the same property conveyed to Paul Ervin and Max DeHaven by deed from L. H. Hardaway, Sr. and wife, Daisie Hardaway, of record in book 4442, page 692, Register's Office for Davidson County, Tennessee.

303 Elm Street, Madison, Tennessee
313 Elm Street, Madison, Tennessee
260 Maple Street, Madison, Tennessee

This is unimproved ( ) improved (X) property, known as ..... (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 PAUL ERVIN, his heirs and assigns, my one-half undivided interest to and in said property; *and assigns, forever.*

And I *do covenant with the said* PAUL ERVIN *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 as herein stated.

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

Witness my *hand this* 25th *day of* February, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Max DeHaven
MAX DeHAVEN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alma C. Jackson, a Notary Public in and for said County and State, the within named Max DeHaven

the 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 25th day of February, 19 72

Alma C. Jackson, Notary Public.

Commission Expires May 8, 1973

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .

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WARRANTY DEED

FROM

MAX DeHAVEN

TO

PAUL ERVIN

B 5 0 0 6 3

IDENTIF. REFERENCE

FEB 28 3 30 PM '72

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

FEB28'72	CONV	15,500.00			
FEB28'72	S'TAX		A*	40.30	
FEB28'72	PR'FEE		A*	.50	
FEB28'72	W'DEED		A*	8.00	* 48.80