Address new owner:
Mr.&Mrs.Dayton E.Litchford
425 Alta Loma Road
Goodlettsville, Tennessee

send tax bills to:
Same

BOOK 4586 PAGE 877

DENNEY, LACKEY, CHERNAU & CASTELLANI
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED **MADISON TITLE COMPANY**

For and in consideration of the sum of ($10.00)
TEN & NO/100 DOLLARS ($10.00),

Cash in hand paid by Dayton E. Litchford and wife, Mary S. Litchford, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Map, 25-16
Par. 62
pd

The actual consideration for this transfer or value of the property (whichever is greater) is 25,000.00
This is equal to or greater than the value the property would bring at a fair and voluntary sale.

x Dayton E. Litchford

Sworn to and subscribed before me
this 24 day of March, 1972
[signature] NP
My Com Exp: 11-17-74

REGISTER'S NOTE: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

We, Fay Osborne Lanham and Pepper Osborne Moore,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
DAYTON E. LITCHFORD AND WIFE, MARY S. LITCHFORD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Goodlettsville
Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Goodlettsville Heights, Section IV, as of record in Book 2133, page 43, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the westerly side of Alta Loma Road, and extends back between lines 450.8 feet on the southerly line and 357 feet on the northerly line, to a broken line in the rear on which it measures 174.1 feet.

Being the same property conveyed to Rutledge Osborne and wife, Lida Johnson Osborne, by deed from Wallace Carpenter and wife, Vera Carpenter, of record in Book 3313, page 505, said Register's Office; the said Rutledge Osborne having since died, on February 2, 1966, and the said Lida Johnson Osborne having since died, on June 2, 1971, her sole heirs at law being her two daughters, Fay Osborne Lanham and Pepper Osborne Moore.
This conveyance is made subject to restrictive covenants of record in Book 2147, page 53; and to easements, setback lines, conditions of owner's certificate, etc., as shown on on plan of record in Book 2133, page 43, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. This property is improved and known as 425 Alta Loma Road, Goodlettsville, Tennessee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of March, 1972.

Fay Osborne Lanham
Pepper Osborne Moore

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, H. K. Perry, a Notary Public in and for the State and County aforesaid, personally appeared the within named Fay Osborne Lanham

the bargainor(s), 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 Memhis, Shelby, Tennessee,
this the 16th day of March, 1972

H K Perry
Notary Public

My commission expires: March 10, 1976

STATE OF STATE OF TENNESSEE
COUNTY OF COUNTY OF DAVIDSON

Before me, Era May Stanley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Papper Osborne Moore, the bargainor(s), 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, Tennessee, this, the 21st day of March, 1972

Era May Stanley
Notary Public

My commission expires: October 23, 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19__

_____
Notary Public

My commission expires:

B 5 3 3 3 1

WARRANTY DEED

From
FAY OSBORNE LANHAM AND

To
PEPPER OSBORNE MOORE

DAYTON E. LITCHFORD AND WIFE,
MARY S. LITCHFORD

IDENTIF. REFERENCE

MAR 27 11 37 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR27'72	CONV	25,000.00			
MAR27'72	S'TAX		A*	65.00	
MAR27'72	PB'FEE		A*	.50	
MAR27'72	W'DEED		A*	4.00	* 69.50

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115