(This instrument was prepared by JAMES A. LESEMANN, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4612 PAGE 159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George W. Taylor et ux	(same)	11D 67975
(NAME) 416 Grapevine Ave.	(NAME)	52-9
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	91
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, VERNON E. TURNER AND WIFE, PEARLIE MAE TURNER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto GEORGE W. TAYLOR AND WIFE, OPAL TAYLOR, herein called the grantees, their heirs and assigns,

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

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 16, and the easterly 5 feet of Lot No. 15, on the Plan of Montague Park, as of record in Book 421, page 141, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots 16 and 15 front together 80 feet on the southerly side of Grapevine Avenue, and run back between parallel lines 187.5 feet more or less to a dead line.

Being the same property conveyed to Vernon E. Turner and wife, Pearlie Mae Turner, by deed from Earl C. Perry and wife, Elizabeth Tyler Perry, of record in Book 2484, page 109, 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 $ 17,500.00

Subscribed and sworn to before me, this the 15th day of June 19 72

Affiant George W. Taylor

My commission expires: November 1st, 1972 (Affix Seal)

Notary Public Billy H. Howell

This is unimproved ( ) improved (X) property, known as 416 (House Number) Grapevine Avenue, (Street) Madison, Tennessee 37115 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 grantees, their 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.*, except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their heirs and assigns, *against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* June, 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.*

Pearlie Mae Turner (Pearlie Mae Turner)

Vernon E. Turner (Vernon E. Turner)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Vernon E. Turner and wife, Pearlie Mae Turner,

the within named bargainors, 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 Madison, Tennessee, *this* 15th *day of* June, *19* 72

Billy H. Howell
Notary Public

Commission expires November 1st, 1972

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 .....

JUN 20 72 CONV 17,500.00
JUN 20 72 S'TAX A* 45.50
JUN 20 72 PR'FEE A* .50
JUN 20 72 W'DEED A* 4.00 * 50.00

WARRANTY DEED

FROM
VERNON E. TURNER ET UX

TO
GEORGE W. TAYLOR ET UX

B 6 4 2 9 3

IDENTIF. REFERENCE

JUN 20 2 52 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

TO: Geo. P. Howell & Son Co.
S. Gallatin Rd., Madison, Tenn.
37115