ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	Map 61-15
(NAME)	(NAME) UNION AT FOURTH	Par. 133
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we,

Maurice R. Allen and Mary Lucille Allen,

have bargained and sold, and by these presents do transfer and convey unto the said Michael E. House and wife, Mary A. House,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13, Block "D", Re-Subdivision of Sunnymeade, Unit #1, Subdivision of Sunnymeade, Unit #2, as of record in Book 974, page 57, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the property devised to Raymond O. Allen by will of record in Will Book 104, page 167, Probate Court, Davidson County, Tennessee. The said Raymond O. Allen having since died and now vested in the heirs-at-law of Raymond Allen.

Mary Lucille Allen, widow of Raymond O. Allen, joins in the signing of this warranty deed thereby conveying any rights, title or interest she may have in said property.

This conveyance is subject to easements of record and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 1226 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 22nd day of February, 1974.

Maurice R. Allen
MAURICE R. ALLEN

Mary Lucille Allen
MARY LUCILLE ALLEN

BOOK 4791 PAGE 111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lucille Allen,

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, Tennessee, this 22nd day of January, 1974.

My commission expires 1-17-77 Notary Public

STATE OF ~~TENNESSEE~~ WYOMING)
COUNTY OF HOT SPRINGS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice R. Allen,

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 Thermopolis, Wyoming, this 24th day of January, 1974.

My commission expires August 4, 1976 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael E. House
Mary A. House

Sworn to and subscribed before me this 22nd day of January, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, DICKEY & HOLMAN Address
First Federal Building
Nashville, Tennessee 37219

FEB25 CONV *9,600.00
FEB25 S'TAX A* 24.96
FEB25 PRFEE A* .50
FEB25 DEED A* 4.00 * 29.46

File First Fern

WARRANTY DEED

FROM

MAURICE R. ALLEN AND

MARY LUCILLE ALLEN

TO

MICHAEL E. HOUSE AND WIFE,

MARY A. HOUSE

C 43293

IDENTIF. REFERENCE

FEB 25 2 44 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290