This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

# WARRANTY DEED

BOOK 4835 PAGE 433

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Andrew L. Davis (NAME) | First & Mid-South Mtg. Co. (NAME) | 43-13 |
| 308 Cherry Street (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2568 (STREET ADDRESS) | 272 |
| Madison, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00 OVC ..... TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to First and Mid-South Mortgage Company of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. Said loan was in the original amount of $12,000.00 payable to First and Mid-South Mortgage Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. **

We, Michael R. Nash and wife, Jackie S. Nash

*have this day bargained and sold, and do hereby transfer and convey unto the said* Andrew L. Davis and wife, Caroline D. Davis, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 27 of Block "C" on the Map of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the south side of Cherry Street and runs back between parallel lines 140 feet.

Being the same property conveyed to Michael R. Nash and wife, Jackie S. Nash by deed from Kenneth A. Warise and wife, Joan Warise of record in Book 4682, page 290, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Cherry Street, and a 10-foot easement for public utility purposes along the rear; easement to Metropolitan Government of Nashville & Davidson County for sewer and construction of record in

** The grantee further hereby assumes the obligations of Michael R. Nash & wife, Jackie S. Nash under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,563.46

Subscribed and sworn to before me, this the 16th day of July 1974

Affiant Caroline D. Davis

My commission expires 11/17/76 (Affix Seal)

Notary Public Elaine H. Floyd

This is unimproved (X) property, known as 308 Cherry Street, Madison, Tennessee
(House Number) (Street) 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* ANDREW L. DAVIS AND WIFE, CAROLINE D. DAVIS, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ANDREW L. DAVIS AND WIFE, CAROLINE D. DAVIS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 12th *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael R. Nash
Michael R. Nash

Jackie S. Nash
Jackie S. Nash

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 1835 PAGE 434

*Personally appeared before me,* the undersigned authority *a Notary Public in and for said County and State,* Michael R. Nash and wife, Jackie S. Nash

*the within named bargainor*s*, 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* 12th *day of* July *19* 74

Deanie G. Floyd *Notary Public*

*Commission expires* 11/17/76

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* .....

JUL 18 72 CONV T 14,563.46
JUL 18 72 S'TAX A* 37.96
JUL 18 72 PR'FEE A* .50
JUL 18 72 W'DEED A* 4.00 * 42.46

**WARRANTY DEED**

FROM
MICHAEL R. NASH et ux

TO
ANDREW L. DAVIS et ux

C 6 3 4 7 0

IDENTIF. REFERENCE

JUL 18 10 43 AM '74

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