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mail

This instrument prepared by
J. K. WOODARD, Attorney at law
223 [illegible]
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John H. Armistead et ux	same	51-15
(NAME)	(NAME)	
1517 Oakland Acres Dr.		Par 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated December 31, 1970, in the original principal amount of $22,000.00 payable in monthly installments including principal and interest and secured by a Deed of Trust of record in Book 4471, page 525, Register's Office said County to which reference is here made for a more complete description of said note,

We, Clarence D. Witt and wife, Eva Jane Witt,

have this day bargained and sold, and do hereby transfer and convey unto the said

John H. Armistead and wife, Willette Armistead,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Oakland Acres, Section Eleven, as of record in Plan Book 3700, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 105.0 feet on the east side of Oakland Acres Drive, and extends back between lines 195.10 feet on the north line and 195.11 feet on the south line to a dead line in the rear on which it measures 105.0 feet thereon.

Being the same property conveyed to Clarence D. Witt and wife, Eva Jane Witt, by deed from Andrew L. Matthews and wife, Ruth Cloyd Robinson Matthews, of record in Book 4471, page 523, 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 $ 55,000

Subscribed and sworn to before me, this the 3rd day of Dec., 1974

Affiant John H. Armistead

My commission expires: Nov. 12 1975 (Affix Seal)

Notary Public J. K. Woodard

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (X) property, known as 1517 Oakland Acres Drive, Madison, Tenn. 37115
(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

grantees

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.* except as noted above. and restrictions of record in Book 3928, page 103 said Register's Office.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

grantees

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 3rd *day of* Dec., 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence D. Witt

Eva Jane Witt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Clarence D. Witt and wife, Eva Jane Witt,

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* 2nd *day of* Dec., *19*74.

Commission expires Nov 12, 1975

J. K. Maclin
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

DEC-9?? CONV 55,000.00
DEC-9?? S'TAX A* 143.00
DEC-9?? PR'FEE A* .50
DEC-9?? W'DEED A* 4.00 * 147.50

WARRANTY DEED

FROM

Clarence D. Witt et ux

TO

John H. Armistead et ux

C 80820

IDENTIF. REFERENCE

DEC 9 11 51 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS