BOOK 4880 PAGE 894

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUGENE TAYLOR, ET UX (NAME)	SAME (NAME)	
423 Harkins Springs Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn (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, the receipt of which is hereby acknowledged, and other good and valuable consideration,

WE, HOMER E. CHANCE and wife, MARGARET I. CHANCE, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* EUGENE TAYLOR and wife, MYRALENE TAYLOR, hereinafter called the GRANTEES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TWO TRACTS OF LAND:

TRACT NO. I

Being Lots Nos. 84, 85, 86, 87, 96 and 97, on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, described according to a survey made by T. W. Briley, County Surveyor of Sumner County, Tennessee, on October 7, 1937.

Said Lots Nos. 84, 85, 86 and 87 front 50 feet each on the westerly side of Ward Highway and run back between parallel lines 150 feet to a dead line, and measure 50 feet each thereon.

Said Lot No. 96 fronts 150 feet on the easterly side of Ward Highway and runs back 49 feet, more or less, on the southerly line and 44 feet, more or less, on the northerly line to a dead line, and measures 150 feet, more or less, thereon.

Said Lot No. 97 fronts 150 feet on the easterly side of Ward Highway and runs back 44 feet, more or less, on the southerly line and 41 feet, more or less, on the northerly line to a dead line, and measures 150 feet, more or less, thereon.

Being a part of the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed of correction from Ollie W. Bradley, an unmarried person and Homer E. Chance, Trustee, of record in Book 3795, page 451, 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 $ 100.00

Subscribed and sworn to before me, this the 7 day of Dec 1974

Homer E. Chance
Affiant

My commission expires: Nov. 4, 1974
(Affix Seal)

Notary Public

HOMER E. CHANCE NOTARY PUBLIC DAVIDSON CO. TENN.

TRACT NO. II

Land in the 11th. Civil District, Davidson County, Tennessee being part of Lots No's. 55, 82, & 83 on the map of East Madison Addition, (not of record), said plan of lots compiled according to a survey made by T. W. Briley, County Surveyor for Sumner County, Tennessee, dated Oct. 7, 1937, said parts of said lots front on the easterly margin of Kinsey Highway, now known as Kinsey Boulevard relocated, described as follows:

Beginning at a point on the east margin of Kinsey Boulevard relocated, said point being on the common line of lots 55 & 56 of said plat; thence southeastwardly along a line which bisects lot no. 55 and lot no. 82, a distance of 185 feet to the common rear corner of lots no. 82 & 83, which point is located on the westerly margin of an unimproved 50 foot right-of-way shown on the above mentioned plat as Ward Highway; thence southerly along the west margin of said right-of-way 50 feet to the common rear corner of lots 83 & 84 of said plat; thence westerly along the common line of lots 83 & 84, a distance of 120 feet to a point which is 30 feet east of the common rear corner of lots 53 & 54 of said plat; thence northerly along a line which is located 30 feet east of and parallel to the rear line of lots 54 & 55 of said plat, a distance of 50 feet to a point; thence northwestwardly along a line which bisects part of lots 55 & 82, a distance of 80 feet to a point on the east margin of Kinsey Boulevard relocated; thence with the east margin of same northwardly 30 feet to the point of beginning.

Being part of the same property conveyed to Homer E. Chance, by deed of record in book 3795, page 451, in the Register's Office for Davidson County, Tennessee.

This property is also known and identified as parcel No. 51 on Map No. 52-3 of the tax maps of Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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.*

And we, the GRANTORS, *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.*

Witness our *hand* s *this* 9 *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Homer E. Chance

Margaret K. Chance

NOTARY PUBLIC

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* HOMER E. CHANCE and wife, MARGARET I. CHANCE

*the 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* ... *day of* August, *19* 74.

Notary Public.

Commission Expires Nov. 4 1974

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

WARRANTY DEED

FROM

HOMER E. CHANCE ET UX,

MARGARET I. CHANCE

TO

EUGENE TAYLOR ET UX,

MYRALENE TAYLOR

Buy 2 3/4
Madison, Tenn

JAN 13 75 - CCMV
JAN 13 75 STAX
JAN 13 75 PRFEE
JAN 13 75 WDEED

* 100.00
A* .26
A* .50
A* 8.00
* 8.76

T

84065

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
JAN 13 8 16 AM '75
FELIX A. ROSS, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS