This instrument prepared by
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4927 PAGE 680

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mancil Charles Ezell et ux. | First Federal Savings & Loan Assn. | Map 145-9 |
| (NAME) 5821 Beauregard Drive | (NAME) 236 4th Avenue North | parcel 32 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | FH-20667 |
| (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 Mancil Charles Ezell and wife, Suzanne D. Ezell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Mancil Charles Ezell and wife, Suzanne D. Ezell, have assumed and agreed to pay the unpaid balance of an original indebtedness of $38,800.00 secured by deed of trust of record in book 4607, page 228, Register's Office for Davidson County, Tennessee,

We, Charles A. Martin, Jr. and wife, Virginia T. Martin,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Mancil Charles Ezell and wife, Suzanne D. Ezell, their

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

Being Lot No. 47 of Tyne Valley Estates, Section III, of record in Plat Book 3500, page 9, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot 47 fronts 155.2 feet on the southerly side of Beauregard Drive and extends back 367 feet on the easterly line and 458.21 feet on the westerly line to a dead line in the rear on which it measures 255 feet.

Being the same property conveyed to Charles A. Martin, Jr. and wife, Virginia T. Martin, by deed from Frederick H. Gault and wife, Eunice H. Gault, of record in Book 4607, page 226, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,200.00

Subscribed and sworn to before me, this the 27th day of June 19 75

Affiant Suzanne Dale Ezell

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensey

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 5821 Beauregard Drive, Nashville, 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* Mancil Charles Ezell and wife, Suzanne D. Ezell, 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 above set out, and by taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mancil Charles Ezell and wife, Suzanne D. Ezell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 27th *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Martin

Virginia T. Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emerson, a Notary Public in and for said County and State, Charles A. Martin, Jr. and wife, Virginia T. Martin,

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 Nashville, Tennessee, this 27th day of June, 19 75.

Commission expires 4/25/76

Mary Emerson
Notary Public

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.....

22,440

**WARRANTY DEED**

FROM

Charles A. Martin, Jr. et ux.

TO

Mancil Charles Ezell et ux.

JUN30 75 CONV 71,000.00
JUN30 75 S'TAX A* 184.60
JUN30 75 PR'FEE A* .50
JUN30 75 W'DEED A* 4.00 * 189.10

D 0 4 8 4 6

IDENTIFICATION REFERENCE

JUN 30 11 00 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238