BOOK 4985 PAGE 657

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Elem C. Minchey (NAME) | Dobson and Johnson, Inc. (NAME) | 51-3-64 |
| 909 Fair Oaks Dr. (STREET ADDRESS OR ROUTE NUMBER) | 1109 Third National BankBld. (STREET ADDRESS) | Parcel 11D13850 |
| Madison, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN----------
----------AND NO/00---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book , Page Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

FRANCES CAMPBELL AND HUSBAND OLIVER R. CAMPBELL, hereinafter called Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
ELEM C. MINCHEY AND WIFE, MILDRED D. MINCHEY, as tenants by the entirety, hereinafter called Grantees, their
*(successors), heirs and assigns,*
*certain real estate in* Davidson *County, Tennessee, as follows:*

Being Lot No. 21 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, said Register's Office, described as follows:

BEGINNING on the northerly margin of Chadwell Drive, at the corner of Lots Nos. 21 and 22, on said plan; thence with the line between said two lots, north 9 deg. 02' east 111.7 feet to the southeast corner of Lot No. 20 on said plan; thence with the line between said lots Nos. 20 and 21, westwardly 138 feet to a point on the easterly margin of Vantrease Road; thence with the easterly margin of said Road, southwardly 90 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to a point on the northerly margin of said Chadwell Drive, eastwardly 104.99 feet to the beginning.

BEING the same property conveyed to Frances Campbell by deed from Dennis O. Nilan and wife, Christine J. Nilan as of record in Deed Book 4199, Page 842, Register's Office for Davidson County, Tennessee.

Oliver R. Campbell joins in this conveyance for the purpose of conveying all his rights, title and interest in and to said property.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.**
**And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.**

**The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.**
**In witness whereof, the Grantor has hereunto set his hand on this, the** 6th **day of** January, **19**76

Mrs. Frances Campbell
(FRANCES CAMPBELL)

Oliver R Campbell
(OLIVER R. CAMPBELL)

STATE OF TENNESSEE }
COUNTY OF }

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*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* FRANCES CAMPBELL AND HUSBAND, OLIVER R. CAMPBELL

*the within named bargainor....., 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* 30th *day of* January *, 19* 76.

Roger K Yates *Notary Public*

NOTARY PUBLIC SUMNER COUNTY

*Commission expires* August 14 1978

STATE OF TENNESSEE }
COUNTY OF }

*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.....*

STATE OF TENNESSEE } Davidson
COUNTY OF Sumner } The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 6th day of January is 76

Affiant Mrs. Frances Campbell

My commission expires: ~~(Affix Seal)~~

~~Notary Public~~ D. Williams

Reg. Fee

| | | | | | |
|---|---|---|---|---|---|
| JAN-6-76 | CONV | 10,000.00 | | | |
| JAN-6-76 S'TAX | | | B* | 26.00 | |
| JAN-6-76 PR'FEE | | | B* | .50 | |
| JAN-6-76 | W'DEED | | B* | 4.00 | |
| JAN-6-76 | MISC | | B* | .20 | * 30.70 |

**WARRANTY DEED**

FROM
FRANCES CAMPBELL, ET VIR

TO
ELEM C. MINCHEY, ET UX

D 30 9 7 2

IDENTIF. REFERENCE

JAN 6 12 35 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989