WARRANTY DEED

D 71720

IDENTIF. REFERENCE

OCT 8 1 28 PM '76

FELIX Z. HARDISON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,110.52

Harold R. Varden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1976.

[illegible]
Notary Public

MY COMMISSION EXPIRES: 11-21-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold R. Varden (NAME)	HAROLD R. VARDEN (NAME)	MAP 72-14
4811 LEBANON Road (STREET ADDRESS OR ROUTE NUMBER)	4811 LEBANON ROAD (STREET ADDRESS)	PAR 232
HERMITAGE, TENN 37076 (CITY) (STATE) (P. O. ZIP)	HERMITAGE, TENN. 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy W. McNeil and wife, Anne McNeil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold R. Varden, Trustee

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:

Being Lot No. 64 in the E.T. Brown Subdivision of Lots 21 to 26, of Brownsville, the Plan of which is of record in Plan Book 332, page 91, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 64 herein conveyed fronts 50 feet on the north side of Douglas Avenue and extends back northwardly between parallel lines 170 feet to a 15 foot alley.

Being the same property conveyed to Jimmy W. McNeil and wife, Anne McNeil by deed from Frances D. Parsons and husband, William A. Parsons, as of record in Book 4953, page 247, said Register's Office.

The Grantes herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4953, page 247, said Register's Office.

OCT-8-76	CONV	14,110.52			
OCT-8-76	S'TAX		B*	36.66	
OCT-8-76	PR'FEE		B*	.50	
OCT-8-76	W'DEED		B*	4.00	* 41.16

This is unimproved ( ) improved (X) property, known as 1527 East Douglas Avenue, Nashville, TN.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of September, 19 76

Jimmy W. McNeil

Anne McNeil

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 Jimmy W. McNeil and wife, Anne McNeil

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 Nashville, TN., this 8th day of September, 1976

Commission Expires 11-21-78

Notary Public

E. HOPPER NOTARY PUBLIC

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM Jimmy W. McNeil et ux

TO Harold R. Varden, Trustee

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York