This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5137 PAGE 695

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carter A. Howard | SAME | |
| (NAME) 104 Peggy St. | (NAME) | 111 43-9 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison Tenn. | (STREET ADDRESS) | P. 40 & 41 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* - - - - - - - $4,000.00 - - - - - - - - - - -
FOUR THOUSAND AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Vallie Lane Draughon, unmarried, the grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Carter A. Howard, the grantee,

his XXXXXX *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lots Nos. 48 and 49 of Block "A" of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said County.

EACH of said lots Nos. 48 and 49 of Block "A" fronts 50 feet on the southerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line in the rear.

SAID Lot No. 48 was conveyed to Mrs. Vallie Hendrix by deed from John E. Gaither and wife, Madeline Gaither, of record in Book 1341, Page 277; and the said Lot No. 49 was conveyed to Mrs. Vallie Lane by deed from Mildred Keith and Ruth Keith, of record in Book 1417, Page 306; all in the Register's Office for Davidson County, Tennessee.

Vallie Hendrix, Vallie Lane, and Vallie Draughon are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 29th day of March 19 77

Affiant Dorothy D. Hyper

My commission expires: Dec 7, 1978 (Affix Seal)

Notary Public Mary S. Chance

This is unimproved (X) improved ( ) property, known as ..... (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* grantee,

his XXXXX (or successors),

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee,

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

*Witness* my *hand this* 26th *day of* March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vallie Lane Draughon
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
VALLIE LANE DRAUGHON

BOOK 1137 PAGE 696

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ Allen

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Vallie Lane Draughon, unmarried,

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

*Witness my hand and official seal at* Fort Wayne, Indiana *this* 26th *day of* March, *19* 77.

Richard E Beers
*Notary Public*

*Commission expires* August 24, 1980

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* .....

APR 19 77 CONV *4,000.00
APR 19 77 S'TAX B* 10.40
APR 19 77 PR'TEE B* .50
APR 19 77 W'DEED B* 4.00 * 14.90

**WARRANTY DEED**

FROM
Vallie Lane Draughon
TO
Carter A. Howard

D 99466

INDEXING REFERENCE

APR 19 1 56 PM '77

RECORDER

809 Hillcrest Dr.
Fort Wayne, Ind.

Compliments of
**Madison Title Company**
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS