BOOK 3874 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Same	Mr & Mrs M. W. Caruthers	15DA 58352
(NAME:)	(NAME:)	
	2604 Colbert Drive	MAP 84-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee	PAR 51
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.T.

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid by Mitchell Wayne Caruthers and wife, Doris Wyles Caruthers, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Mitchell Wayne Caruthers and wife, Doris Wyles Caruthers, of the balance owing under the terms of a Deed of Trust executed by James E. Balthrop and wife, Dorothy L. Balthrop, to Herschel Greer, Trustee, and recorded in Book 3438, page 287, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal sum of $13,000.00, payable as therein specified,

We, James E. Balthrop and wife, Dorothy L. Balthrop,

have bargained and sold, and by these presents do transfer and convey unto the said Mitchell Wayne Caruthers and wife, Doris Wyles Caruthers, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Rosebank Court, of record in Book 3106, page 72, Register's Office for said County.

Said Lot No. 6 fronts 80 feet on the north side of Colbert Drive and extends back between lines 196.5 feet on the east line and 200.5 feet on the west line to a dead line in the rear on which it measures 91.2 feet.

Being the same real property conveyed to James E. Balthrop and wife, Dorothy L. Balthrop, by deed from Castleman Construction Company, of record in Book 3405, page 577, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2604 Colbert Drive, Nashville, Tennessee
(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.* except for the abovementioned deed of trust.

And we, the said 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 *hands this* 23 *day of* March, *19* 65., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Boultinghouse

Wanda Lee Boultinghouse

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James E. Balthrop and wife, Dorothy L. Balthrop,

the 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 23 day of March, 19 65.

[illegible], Notary Public.

Commission Expires [illegible].

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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

JAMES E. BALTHROP, et ux

TO

MITCHELL WAYNE CARUTHERS, et ux

STATE TAX $ 20.25
PROBATE $ 2.00
TOTAL $ 22.75

MAR 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 26 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 26 3 33 PM '65

RECORDING FEE 2.00
DEP. REG. 1

74228

DOCUMENTARY
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Compliments of 200

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

MADDUX Realty & Construction Corp.
6705 GALLATIN ROAD
Nashville, Tennessee
262-5745