BOOK 3945 PAGE 396

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| F. E. Stratton III & Susan Lynn Stratton (NAME) | Fidelity Federal Savings & Loan (NAME) | Map 43-4 Par 1 |
| 601 Keeton Avenue (STREET ADDRESS OR ROUTE NUMBER) | 401 Union St. (STREET ADDRESS) | |
| Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville 3, Tennessee (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by F. E. Stratton, Jr. and Bettie S. Stratton, Custodians; and Jerry F. Ford, Trustee for F. E. Stratton III and Susan Lynn Stratton, Minors under Tennessee Uniform Gift to Minors Act. hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. F. Newby and wife, Lois H. Newby and Edward Eaker hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 17 on the Plan of Swinging Bridge Heights, as of record in Book 2854, page 114, Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Keeton Avenue at the corner of Lots 16 and 17; thence with the line between said lots northeasterly 150 feet to the line of Lot 33; thence with the line between Lots 17 and 33, southeasterly 95 feet to the northwesterly margin of Hiller Drive; thence with the margin of the same, southwesterly 125 feet to the beginning of a curve; thence around said curve westerly 39.27 feet to the margin of Keeton Avenue; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

STATE TAX $ 1.20
PROBATE .50
TOTAL $ 1.70

AUG 16 1965

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

This is unimproved (X) improved ( ) property, known as 601 Keeton Avenue, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this the 9 day of April, 19 65.

J. F. Newby
Lois H. Newby
Edward Eaker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. F. Newby and wife, Lois H. Newby and Edward Eaker, 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 Davidson County, Tennessee, this 9 day of April, 19 65.

Commission expires 8-2-1965

Notary Public

NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FROM J. F. NEWBY AND WIFE Lois H. NEWBY AND EDWARD EAKER

TO F. E. Stratton, Jr and Bettie S. Stratton, Custodians; and Jerry F. Ford, Trustee for F. E. Stratton III and Susan Lynn Stratton, Minors under Tennessee Uniform Gift to Minors Act.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

01456

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 12 8 44 AM '65

NOTE BOOK 112 PAGE 623
RECORDING FEE $ 2.50
DEP. REG. _____

DOCUMENTARY