BOOK 3979 PAGE 589

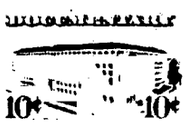
WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Szijarto et ux. (NAME)	Frank Szijarto (NAME)	11D-31055
403 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	107 Oak Lynn Drive (STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ----------($10.00) ---------- *DOLLARS*

cash in hand paid by Frank Szijarto and wife, Dorothy Virginia Szijarto, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,







We, Armon Jacques Dedmon and wife, Alene Hayes Dedmon,

have bargained and sold, and by these presents do transfer and convey unto the said Frank Szijarto and wife, Dorothy Virginia Szijarto, 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. 91 on the Plan of Primrose Acres, as of record in book 2663, pages 106 and 107, Register's Office for said County.
Said lot No. 91 fronts 102.37 feet on the southerly side of Hamblen Drive and extends back between lines 224.8 feet on the easterly line and 241.2 feet on the westerly line to a dead line in the rear, measuring 86.2 feet thereon.
Being the same real property conveyed to Armon Jacques Dedmon and wife, Alene Hayes Dedmon, by deed from Jeanne W. Talley, of record in book 3032, p8ge 197, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Hamblen Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 2859, page 584, said Register's Office.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 3979 PAGE 590

This is { unimproved / improved } property, known as ..... (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 Frank Szijarto and wife, Dorothy Virginia Szijarto, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Frank Szijarto and wife, Dorothy Virginia Szijarto *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.*

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* Frank Szijarto and wife, Dorothy Virginia Szijarto, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* December, *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.*

Roman Jacques Dadman

Alexis Hayasi Dadman

By Mary Susan Layne

Attorney in Fact

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, HUGH T. BRADLEY, a Notary Public in and for said County and State, ~~the within named~~ to me known to be the person who executed the foregoing instrument in behalf of Armon Jacques Dedmon and Alene Hayes Dedmon and acknowledged that she executed the same as the free act and deed of said Armon Jacques Dedmon and Alene Hayes Dedmon, ~~and he acknowledged that he executed the same as the free act and deed of said corporation for the purposes therein contained.~~

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 1965.

Hugh T. Bradley, Notary Public.

Commission Expires April 10, 1967.

STATE OF CALIFORNIA
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Armon Jacques Dedmon and wife, Alene Hayes Dedmon,

.....

.....

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 Ventura, California, 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.....

(3)

WARRANTY DEED

FROM
Armon Jacques Dedmon et ux.

TO
Frank Szijarto et ux.

14425

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 18 3 34 PM '66
NOTED. BOOK 113 PAGE 363
RECORDING FEE $ 2.00
DEP. REG. 2.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 24.38
PROBATE .50
TOTAL $ 24.88

JAN 18 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 18 1966
CT