BOOK 4032 PAGE 363

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy Hugh Hilton (NAME) | Roy Hugh Hilton (NAME) | 3D-44936 |
| 2222 Aubrey Court (STREET ADDRESS OR ROUTE NUMBER) | 2222 Aubrey Court (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

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

cash in hand paid by Roy Hugh Hilton and wife, Neita Mabry Hilton, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Roy Hugh Hilton and wife, Neita Mabry Hilton, and their agreement to pay the unpaid balance of an indebtedness in the original amount of $11,200.00, secured by deed of trust executed by Travis Holland and wife, Gloria R. Holland, to Albert Wm. Johnson, Trustee, of record in book 3962, page 516, Register's Office for Davidson County, Tennessee, and assigned to The Kings Highway Savings Bank, by an instrument of record in book 3987, page 729, said Register's Office.

We, Travis Holland and wife, Gloria R. Holland *have bargained and sold, and by these presents do transfer and convey unto the said* Roy Hugh Hilton and wife, Neita Mabry Hilton, 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. 97 and the westerly part of lot No. 98 on the Map of Maplecrest, as of record in book 1835, page 28, Register's Office for said County.
Said lot and said part of said lot adjoin and front together 60 feet on the westerly side of Aubrey Court and run back between lines 465 feet on the southerly line of lot 97 and 160 feet, more or less, on the easterly line of part of lot 98 to the south right-of-way of the Tennessee Central Railroad on which they measure 478.7 feet, more or less.
Being the same real property conveyed to Travis Holland and wife, Gloria R. Holland by deed from Brownie Hugh Sandlin and wife, of record in book 3962, page 512, said Register's Office.

This conveyance is made subject to 20-foot easement for public utilities along rear line of premises, 40-foot building setback line from Aubrey Court, and conditions of owners certificate, as shown on plan of record in book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 1874, page 452, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 2222 Aubrey Court (House Number) (Street) Nashville, Tennessee 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* Roy Hugh Hilton and wife, Neita Mabry Hilton, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Roy Hugh Hilton and wife, Neita Mabry Hilton *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 taxes for the year 1966 which are prorated and assumed by grantees, and as above set out.

*And* we, Travis Holland and wife, Gloria R. Holland *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roy Hugh Hilton and wife, Neita Mabry Hilton, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 30th *day of* June, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Travis Holland

Gloria R. Holland

DOCUMENTARY 55 55

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Alice McMahon, *a Notary Public in and for said County and State, the within named* Travis Holland and wife, Gloria R. Holland

*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, *Tennessee, this* 1st *day of* July, *19* 66.

Alice McMahon, *Notary Public.*

*Commission Expires* April 26, 1970.

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*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*.....

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*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

Travis Holland, et ux

TO

Roy Hugh Hilton, et ux

STATE TAX $ 16.80
PROBATE .50
TOTAL $ 17.30

JUL 1 1966

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

PAID JUL 1 1966

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

3 4 2 4 1

JUL 1 4 04 PM '66

NOTE BOOK
RECORDING FEE $ 2.50
DEP. REG.

Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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