This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4036 PAGE 623

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. H. Roark (NAME)	Guaranty Mortgage Co. (NAME)	11D-18500
211 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 51-02
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) (STATE)	Parcel 23

175

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

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid by W. H. Roark and wife, Ann L. Roark, and other good and valuable considerations, the receipt of which are hereby acknowledged, and for the further consideration of the assumption by the said W. H. Roark and wife, Ann L. Roark, of the balance owing on a note under the terms of a deed of trust executed by Fred D. Capshew, Jr. and wife, Sara M. Capshew, to Herschel Greer, Trustee, and recorded in Book 2824, page 95, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $16,500.00, payable as specified therein,

we, Kellogg Rushton and wife, Bobbye L. Rushton,
have bargained and sold, and by these presents do transfer and convey unto the said W. H. Roark and wife, Ann L. Roark,
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. 134 on the Plan of Pleasant Acres, Section 6, of record in Book 2330, page 145, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Graycroft Road, at the corner of Lots Nos. 133 and 134; thence with the line between said two lots, easterly 256.9 feet; thence north 33° 45' 44" east 171.1 feet to the corner of Lot No. 134 and the NES property; thence north 87° 45' 30" west 344.4 feet to the easterly margin of Graycroft Road; thence with the same, southerly 142 feet to the beginning.

Being the same real property conveyed to Kellogg Rushton and wife, Bobbye L. Rushton, by deed from Fred D. Capshew, Jr. and wife, of record in Book 3645, page 583, said Register's Office.

unimproved ( )
This is improved (X) property, known as 211 Graycroft Avenue, Madison, 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 W. H. Roark and wife, Ann L. Roark, their *heirs and assigns, forever.*

And we *do covenant with the said* W. H. Roark and wife, Ann L. Roark, *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 above-mentioned Deed of Trust of record in Book 2824, page 95, Register's Office for Davidson County, Tennessee.

And we, Kellogg Rushton and wife, Bobbye L. Rushton, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. H. Roark and wife, Ann L. Roark, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* July, *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.*

Kellogg Rushton

Bobbye L. Rushton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W.W.McLin, *a Notary Public in and for said County and State, the within named* Kellogg Rushton and wife, Bobbye L. Rushton,

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* 15th *day of* July, *19*66.

W. W. McLin, *Notary Public.*

Commission Expires May 18,1968

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.....

18,750.00

STATE TAX $ 28.13
PROBATE
TOTAL $ 28.63

JUL 18 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID JUL 18 1966

WARRANTY DEED

FROM

KELLOGG RUSHTON, et ux

TO

W. H. ROARK, et ux

Mail to - Madison Bank & Trust Co.

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 18 1 35 PM '66

RECORDING FEE $ 2.00

DEP. REG. ____

35889

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