BOOK 4055 PAGE 863

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hugh Neely	Prudential Ins. Co. of America	Map-94-12
(NAME:) 290 Ivywood Drive	(NAME:) P. O. Box 2202	Par. 65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Jacksonville, Florida	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - - - Eleven Hundred and 00/100 - - - - - - ($1,100.00) - - - - - *DOLLARS*

cash in hand paid by James Hugh Neely and wife, Mable Ruth Neely, and the assumption and agreement to pay the balance of $13,949.09 due the Prudential Insurance Co. of America on a deed of trust note dated October 18, 1965, and payable in monthly installments of $78.25, together with an escrow payment of $29.94, all of which amounts to a total monthly payment of $108.19, said note being secured by a deed of trust from Roy F. Kautz, III, and wife, Evelyn W. Kautz, to R. Bruce Robertson, Jr., Trustee, as of record in Book 3949, page 859, said Register's Office, the receipt of which is hereby acknowledged,

We, Roy F. Kautz, III, and wife, Evelyn W. Kautz,

have bargained and sold, and by these presents do transfer and convey unto the said James Hugh Neely and wife, Mable Ruth Neely, 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. 7 on the Map of Clover Nook Subdivision, of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 7 fronts 101.09 feet on the south margin of Ivywood Drive and extends back between lines 300.5 feet on the east line and 248.8 feet on the west line to a line in the rear on which it measures 199.7 feet.

Being the same property conveyed to Roy F. Kautz, III, and wife, Evelyn W. Kautz, by deed from James E. Adams of record in Book 3949, page 857, said Register's Office.

The Cold Spot air conditioner contained in said house and the entire escrow deposit are hereby conveyed to the grantees.

BOOK 4055 PAGE 864

This instrument prepared by
Thos. O. H. Smith, Attorney,
905 American Trust Bldg.,
Nashville, Tennessee.

This is improved ( ) ~~( )~~ property, known as 290 Ivywood 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 James Hugh Neely and wife, Mable Ruth Neely, their *heirs and assigns, forever.*

And we *do covenant with the said* James Hugh Neely and wife, Mable Ruth Neely, *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 a mortgage held by the Prudential Insurance Co. of America, as evidenced by a note dated October 18, 1965, secured by a deed of trust of record in Book 3949, page 859, said Register's Office, and the 1966 taxes which are assumed by the buyers and to be paid out of the escrow deposit.

And we, Roy F. Kautz and wife, Evelyn W. Kautz, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Hugh Neely and wife, Mable Ruth Neely, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* September, *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.*

Roy F. Kautz
Evelyn W. Kautz

RECORDED [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. M. Brett, a Notary Public in and for said County and State, the within named Roy F. Kautz, III, and wife, Evelyn W. Kautz,

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 12 day of September, 1966.

Mrs. M. Brett, Notary Public

Commission Expires 4-25-69

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

Roy F. Kautz III, et ux

TO

James Hugh Neely, et ux

STATE TAX $ 22.57
PROBATE .50
TOTAL $ 23.07

SEP 13 1966

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

PAID SEP 13 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 AM 8 24

RECORDING FEE $ 1.50

DEP. REG.

4 3 2 6 8

BOOK 4055 PAGE 866

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE