WARRANTY DEED

BOOK 4113 PAGE 351

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Ashworth, et ux	First & Mid-South Mortgage Co.	8DA-30470
(NAME:)	(NAME:)	
524 American Road	410 Union Street	Map. 90-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 61
Nashville, Tennessee	Nashville, Tennessee	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Douglas R. Ashworth and wife, Mamie S. Ashworth, 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 Douglas R. Ashworth and wife, Mamie S. Ashworth, and their agreement to pay the unpaid balance of $10,534.61 of an indebtedness in the original amount of $12,500.00, secured by deed of trust executed by Cleveland E. O'Neal and wife, Edna June O'Neal, to Don M. Powell, Trustee, of record in book 2758, page 25, Register's Office for Davidson County, Tennessee,

We, Robert E. Shelton and wife, Martha Foil Shelton,

have bargained and sold, and by these presents do transfer and convey unto the said Douglas R. Ashworth and wife, Mamie S. Ashworth, 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. 84 on the Plan of Charlotte Park, Section I, of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Officefor said County.
Said lot No. 84 fronts 70 feet on the northerly side of American Road and extends back between parallel lines 150 feet to a dead line.
Being the same real property conveyed to Robert E. Shelton and wife, Martha Foil Shelton, by deed from Cleveland E. O'Neal and wife, of record in book 3283, page 511, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, easement for sewer line across rear of premises, 35-foot building setback line from American Road and conditions of owners certificate, as shown on plan of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee; agreement between Consolidated Developments, Inc. and City of Nashville, of record in book 2593,page 566, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2638, page 490, said Register's Office.

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

This is ~~unimproved~~ (X) property, known as 524 American Road (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 Douglas R. Ashworth and wife, Mamie S. Ashworth, their *heirs and assigns, forever.*

And we *do covenant with the said* Douglas R. Ashworth and wife, Mamie S. Ashworth *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 1967 which are assumed by grantees, and as above set out.

And we, Robert E. Shelton and wife, Martha Foil Shelton *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Douglas R. Ashworth and wife, Mamie S. Ashworth, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* March, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Shelton

Martha Foil Shelton

STATE OF ~~TENNESSEE~~ IDAHO
COUNTY OF ~~DAVIDSON~~ ELMORE

Personally appeared before me, W. W. Sanders, *a Notary Public in and for said County and State, the within named* Robert E. Shelton and wife, Martha Foil Shelton

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 Mountain Home, Idaho, ~~Tennessee~~, *this* 13th *day of* March, *19* 67.

W. W. Sanders, *Notary Public*

Commission Expires W. W. SANDERS NOTARY PUBLIC MTN. HOME, ELMORE COUNTY, IDAHO MY COMMISSION EXPIRES 6/2/69

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.....

RELEASED 329

WARRANTY DEED

FROM Robert E. Shelton, et ux

TO Douglas R. Ashworth, et ux

64789

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 21 3 09 PM '67

NOTED: BOOK 116 PAGE 102
RECORDING FEE $ 2.00
DEP. REG. M

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

TENNESSEE DOCUMENTARY

Mail Jackson & Co
5337 Charlotte Ave
37209

PAID MAR 21 1967

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

MAR 21 1967

STATE TAX $ 1.80
PROBATE 50
TOTAL $ 2.30

12,034.61