BOOK 4158 PAGE 774

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miss Ruth Grace (NAME:)	United Mortgagee Servicing (NAME:)	16DA-6162
1009 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid in cash by Ruth Grace, and other good and valuable considerations receipt of which is hereby acknowledged, a part of which is that the purchaser has assumed and agreed to pay the balance of a loan to United Mortgagee Servicing Corp. secured by Deed of Trust of record in Book 4008, page 525, Register's Office for Davidson County, Tennessee, in the approximate unpaid balance of $11,424.42,

I, ALFRED R. FLAUTT, UNMARRIED

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ruth Grace

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being part of Lot No. 14 on the Plan of the Subdivision of Noelton, not of record and described according to a survey by John Kohl, Surveyor, April 2,1966, as follows:

BEGINNING at a point in the southerly margin of Clifton Lane, formerly 4th Street, 310 feet from the southwest intersection of 10th Avenue South and Clifton Lane; thence southwardly 200 feet to a point; thence westwardly 66 feet to a point; thence northwardly 200 feet to a point in the southerly margin of Clifton Lane; thence eastwardly with said margin 66 feet to the point of beginning.

Being the same property conveyed to Alfred R.Flautt by deed from Mark S.Israel, of record in Book 4106, page 955, said Register's Office.

Escrow account to be transferred to Purchaser with assumption of taxes and insurance.

This is unimproved ( ) improved (X) property, known as 1009 Clifton Lane, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth Grace

her **heirs and assigns, forever.**

And I **do covenant with the said** Ruth Grace

that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Alfred R.Flautt

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ruth Grace

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 2nd **day of** August, **19** 67

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

Alfred R. Flautt

STATE OF TENNESSEE
Davidson County

BOOK 4158 PAGE 775

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred R. Flautt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August 1967

Commission expires JAN. 19, 1970

Robert D. Ohlhaber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
ALFRED R. FLAUTT

TO
RUTH GRACE

KIMBROUGH-KAVANAUGH AND ASSOCIATES

82733

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 1 35 PM '67

NOTED: BOOK 117 PAGE 68
RECORDING FEE $ 3.00
DEP. REG. C

Keys Title Company
Titles Guaranteed
NASHVILLE, TENN.

#12,224.42

STATE TAX $ 2.13
PROBATE .50
TOTAL $ 2.63

AUG 4 1967

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

PAID AUG 4 - 1967