BOOK 4209 PAGE 757

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr.and Mrs. Merlin D. Peterson	Dr. and Mrs.Merlin D.Peterson	104-09
(NAME:) 45 Waverly Avenue	(NAME:) 45 Waverly Avenue	Parcel No. 172
(STREET ADDRESS OR ROUTE NUMBER) Clarendon Hills, Illinois	(STREET ADDRESS) Clarendon Hills, Illinois	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) 60514 (STATE)	

For and in Consideration of the sum of SIXTY FIVE THOUSAND ($65,000.00) DOLLARS, of which SEVEN THOUSAND ($7,000.00) DOLLARS has been paid in cash to John E. Sloan, Jr., and W. Lucas Simons, Jr., receipt of which is acknowledged, and for ~~DOLLARS~~ the balance of which grantees have assumed indebtedness to Mrs. Elizabeth Southgate Elam in principal sum of $40,613.12, evidenced by a promissory note secured by vendor's lien retained in installment deed recorded in Book 3847, page 549, RODC and have executed their promissory note in principal sum of $17,386.88 payable in 115 monthly installments to be secured by a second mortgage deed of trust upon the property hereinafter described, we, John E. Sloan, Jr., and W. Lucas Simons, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Merlin D. Peterson and wife, Marian S. Peterson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING the westerly 90 feet of Lot No. 13 of Block "D on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.
Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by installment deed from Elizabeth Southgate Elam to John E. Sloan, Jr. and W. Lucas Simons, Jr., as tenants in common, of record in Book 3847, page 549, said Register's Office.

THIS INSTRUMENT PREPARED
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: Mabry B. Howell
Attorney

This is ~~unimproved ( )~~ improved ( ) property, known as 3810 Whitland Avenue, 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 Merlin D. Peterson and wife, Marian S Peterson, their *heirs and assigns, forever.*

And we *do covenant with the said* Merlin D. Peterson and wife, Marian S. Peterson *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 1968 which are assumed by Grantees, and the lien to secure payment of the note to Mrs. Elizabeth Southgate Elam, referred to hereinabove, the obligation of which is assumed by grantees, and the right of tenants in possession of the premises.

And we, John E. Sloan, Jr., and W. Lucas Simons, Jr., as tenants in common *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Merlin D. Peterson and wife, Marian S. Peterson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* first *day of* February, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John E. Sloan
W. Lucas Simons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

John E. Sloan, Jr.
Affiant

Subscribed and sworn to before me, this the first day of February 1968.

Notary Public

My Commission Expires: Feb. 1, 1972
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Baynell Parsons, *a Notary Public in and for said County and State,* John E. Sloan, Jr., and W. Lucas Simons, Jr.

the within named 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* 1 *day of* February, *19* 68.

Baynell Parsons *Notary Public*

Commission expires Feb 1, 1972

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 .....

04881

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 1 48 PM '68

NOTED: BOOK 118 PAGE 22X
RECORDING FEE $ 3.00
DEP. REG. K

STATE TAX $ 169.00
PROBATE .50
TOTAL $ 169.50

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOHN E. SLOAN, JR., AND
W. LUCAS SIMONS, JR.

TO
MERLIN D. PETERSON AND WIFE,
MARIAN S. PETERSON

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE