BOOK 4212 PAGE 669

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reba Cloutterbuck and	Lovell & Malone, Inc.	Map 59-13
Thelma (NAME) Garrett	(NAME)	Pc. 134
(STREET ADDRESS OR ROUTE NUMBER)	336 - 4th Avenue, North (STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3245, page 53, Register's Office for Davidson County, Tennessee.

We, James A. Schroeder and wife, Betty Schroeder

have this day bargained and sold, and do hereby transfer and convey unto the said Reba Cloutterbuck and Thelma Garrett their ~~heirs~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Treppard Heights, Section III, of record in Book 2663, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 280 fronts 110 feet on the southeasterly side of West Hamilton Avenue and extends back between lines 317.8 feet, more or less, on the southwesterly side and 319.2 feet, more or less, on the northeasterly side to a dead line in the rear on which it measures 115 feet, more or less.

Being the same property conveyed to James A. Schroeder and wife, Betty Schroeder, by deed from Neal S. Hardy, as Federal Housing Commissioner of record in Book 3250, page 295, Register's Office for said County.

The escrow account now on deposit with Lovell & Malone, Inc., is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,561.23

Subscribed and sworn to before me, this the 14 day of February 1968

Affiant Dewey W. Pedigo

My commission expires: Jan 23 1972 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City, or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Reba Cloutterbuck and Thelma Garrett their ~~heirs~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Reba Cloutterbuck and Thelma Garrett, their ~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Schroeder

Betty Schroeder

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, K. W. CRAVENS, *a Notary Public in and for said County and State,* James A. Schroeder and wife, Betty Schroeder

the within named 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* February, *19* 68

K. W. Cravens
Notary Public

Commission expires July 29, 1968

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 .....

06156

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 19 8 26 AM '68
NOTE BOOK 118 PAGE 282
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 30.16
PROBATE .50
TOTAL $ 30.66

FEB 19 1968

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

WARRANTY DEED

FROM

JAMES A. SCHROEDER, ET UX

TO

REBA CLOUTTERBUCK and
THELMA GARRETT

Compliments of

Guaranty Title

Office of

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

PEDIGO & SAINDON