BOOK 4217 PAGE 825

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ben Merritt (NAME:)	Guaranty Mortgage Company (NAME:)	Map 75-11
8224 LOREE LANE (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 7
HERMITAGE, TENN 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

MAIL

For and in Consideration of the sum of ----------($10.00)---------- Ten Dollars and no/100---------- **DOLLARS** paid in cash by Ben Merritt, and other good and valuable considerations; receipt of which is hereby acknowledged, a part of which is that the purchaser takes the hereinafter described real estate subject to the balance of a loan secured by Deed of Trust of record in Book ____, page ____, Register's Office for said County, to secure to Guaranty Mortgage Company the payment of a note in the approximate unpaid balance of $_____ WE, THOMAS T. ROWAN AND WIFE, BETTIE S. ROWAN AND SYTHA BELL SUGGS ____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ben Merritt his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 117 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County, as follows:

Said Lot No. 117 fronts 79 feet on the east side of Luree Lane and runs back 141.7 feet on the north line and 136.9 feet on the south line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Thomas T. Rowan and wife, Bettie S. Rowan and Sytha Bell Suggs by deeds of record in Book 3991, page 486; and Book 4053, page 25, said Register's Office.

Escrow account transferred to Purchaser with assumption of 1967 taxes and insurance.

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

This is unimproved ( ) improved ( ) property, known as ---------- (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 Ben Merritt his **heirs and assigns, forever.**

And we **do covenant with the said** Ben Merritt **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.**

And We, Thomas T. Rowan and wife, Bettie S. Rowan and Sytha Bell Suggs **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ben Merritt his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 28 **day of** Feb, **19** 67

Sytha Bell Suggs — Thomas T. Rowan

Bettie S. Rowan

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15,000.00. Affiant Bennett Merritt
Subscribed and sworn to before me this 8th day of March 1968

Deputy Register A. Rogg

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lyttle R T Presley, a Notary Public in and for said County and State, the within named Lyttle Bill Suggs and Thomas T Rowan

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 Nashville, Tennessee, this 28 day of Feb 1968

Commission expires Feb 16, 1969

R T Presley
Notary Public

STATE OF ~~TENNESSEE~~ CALIFORNIA
~~Davidson County~~ LOS ANGELES

Before me, RHODA BRAYMAN, a Notary Public within and for the State and County aforesaid, personally appeared BETTIE J ROWAN and _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (themselves himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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 _____ this the _____ day of _____, 19__.

STATE TAX $ 39.00
PROBATE .50
TOTAL $ 39.50

My commission expires _____

_____
Notary Public

MAR 8 1968

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

WARRANTY DEED

FROM THOMAS T. ROWAN, ET UX, ET AL

TO BEN BERRITT

08528

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 8 1 55 PM '68
NOTED BOOK 118 PAGE 390
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

TO 447 C
(Individual)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On MARCH 18, 1967 before me, the undersigned, a Notary Public in and for said State, personally appeared

BETTIE J ROWAN

known to me to be the person whose name IS subscribed to the within instrument and acknowledged that SHE executed the same.

WITNESS my hand and official seal.

Signature Rhoda Brayman
Rhoda Brayman My commission expires Nov. 28, 1969
Name (Typed or Printed)

(This area for official notarial seal)

STAPLE HERE