BOOK 4226 PAGE 288

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Tucker, et ux	~~James D. Tucker~~ First Fed. S & L.	3D-43892
(NAME:)	(NAME:)	
2848 McGavock Pike	~~2848 McGavock Pike~~ Cor 4th Addn to Map 73-7	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Pal. 15 Pat
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Three Hundred Fifty-Seven and 95/100 ----------($18,357.95)---------- *Dollars,*

of which $3,550.00 has been paid in cash by James D. Tucker and wife, Shermia Pentecost Tucker, the receipt of which is hereby acknowledged, and for the remainder the said James D. Tucker and wife, Shermia Pentecost Tucker, have assumed and agree to pay the unpaid balance of $14,807.95, of an indebtedness in the original amount of $16,300.00, secured by deed of trust executed by Max Isbill and wife, Ophelia P. Isbill, to T. I. Holman, Jr., Trustee, of record in book 3416, page 375, Register's Office for Davidson County, Tennessee,

We, John C. Sewell and wife, Virginia Sue Sewell

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Tucker and wife, Shermia Pentecost Tucker, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 313 on the Plan of Section VI, Sunset View, of record in book 2900, page 54, Register's Office for said County.
Said lot No. 313 fronts 120 feet on the south side of McGavock Pike, and extends back 330.1 feet on the west line and 334.6 feet on the east line to a dead line in the rear on which it measures 80.1 feet.
Being the same property conveyed to John C. Sewell and wife, Virginia Sue Sewell, by deed from Sim David Eldredge and wife, of record in book 4066, page 306, said Register's Office.

This conveyance is made subject to a 10-foot public utilities easement, 40-foot building setback line from McGavock Pike, and conditions of owners certificate as shown on plan of record in book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument executed by Herman McCallum, and recorded in book 2995, page 413, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18357.95

Subscribed and sworn to before me, this the 12th day of March 1968

James D. Tucker
Affiant

My commission expires My Commission Expires April 21, 1971 (Affix Seal)

Raymond H Darrow
Notary Public

This is ~~unimproved~~ improved (X) property, known as 2848 McGavock Pike Nashville, Tennessee
(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 James D. Tucker and wife, Shermia Pentecost Tucker, their

(successors), 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 for 1968 taxes which are assumed by grantee, and as above set out. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James D. Tucker and wife, Shermia Pentecost Tucker, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* March, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By
[illegible] Sanders
Of The Law Firm Pedigo & Sanders
Stahlman Building: Nashville, Tennessee

John C. Sewell
Virginia Sue Sewell

BOOK 4226 PAGE 289

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Damron, *a Notary Public in and for said County and State,* John C. Sewell and wife, Virginia Sue Sewell,

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, Davidson County, Tennessee. *this* 12th *day of* March, *19*68.

My Commission Expires April 21, 1971 Raymond H Damron *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.....

12220

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 10 1 26 PM '68
NOTED: BOOK 118 PAGE 558
RECORDING FEE $ 3.00
DEP. REG. [illegible]

STATE TAX $ 42.84
PROBATE .50
TOTAL $ 48.34

APR 10 1968

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

Mar. Lic. 19930

WARRANTY DEED

FROM

John C. Sewell, et ux

TO

James D. Tucker, et ux

Compliments of

Guaranty Title

Office of

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