BOOK 4229 PAGE 739 This instrument prepared by: Andrew D. Tanner, Atty, 507 American Trust Bldg., Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Jackson, et ux (NAME)	Guaranty Mortgage Company (NAME)	05D-75641
339 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 134-14-9
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -

TEN and NO/100 - - - - - - - - ($10.00) - - - - - - - - - - - - - *DOLLARS* and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by grantees of the unpaid balance of a note secured by a first mortgage deed of trust, Felix R. Stovall and wife, Jean H. Stovall, to Hershel Greer, Trustee, of record in Book 3899, page 8, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Co., or their assigns, as of record.

WE, JOHN A SCHMITTOU, AND WIFE, BARBARA A. SCHMITTOU, *have bargained and sold, and by these presents do transfer and convey unto the said* ROY C. JACKSON AND WIFE, CORA M. JACKSON their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being Lot No. 70 on the Plan of Luna Heights, Section 3, as of record in Book 2900, page 138, Register's Office for said County.

Said Lot No. 70 fronts 132.6 feet on the southwesterly side of Luna Drive and extends back 295.9 feet on the northwesterly line and 296.0 feet on the southeasterly line to a dead line in rear, measuring 138.0 feet thereon.

Being the same property conveyed to John A. Schmittou and wife, Barbara A. Schmittou by deed from Felix R. Stovall and wife, Jean H. Stovall, of record in Book 4056, page 346, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1968 taxes are hereby assumed by the purchasers.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 339 Luna Drive, Nashville, Tennessee 37211 (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 Roy C. Jackson and wife, Cora M. Jackson, their *heirs and assigns, forever.*

And we *do covenant with the said* Roy C. Jackson and wife, Cora M. Jackson, *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 the balance owing under deed of trust herewith assumed by the grantees.

And we, John A. Schmittou and wife, Barbara A. Schmittou *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roy C. Jackson and wife, Cora M. Jackson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* April, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 14,780.36

Roy C. Jackson
Affiant

Subscribed and sworn to before me this the 20th day of April, 19 68.

B. J. Tubbs
Notary Public

My Commission Expires Oct 21, 1971
(Affix Seal)

John A. Schmittou
John A. Schmittou,

Barbara A. Schmittou
Barbara A. Schmittou,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Schmittou and wife, Barbara A. Schmittou 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 20th day of April, 19 68.

Bill J. Tindall
Notary Public

Commission expires Oct 31, 1971

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 .....

13774

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 9 29 AM '68
RECEIVED FOR 118 PAGE 428
RECORDING FEE $ 2.50
DEP. REG. .....

STATE TAX $ 33.18
PROBATE .50
TOTAL $ 33.68

APR 24 1968

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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204.

WARRANTY DEED
FROM
JOHN A. SCHMITTOU, ET UX
TO
ROY C. JACKSON, ET UX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg. — S. W. Corner
Third & Union
Phone 256-5656
NASHVILLE, TENNESSEE