epared By Harlan Martin, Att'y At Law
Box 256, Hendersonville, Tenn.
Harlan Martin

SEND TAX NOTICES TO:
NASHVILLE MORTGAGE AND REALTY CO-304 2nd Ave.N
NASHVILLE, TENNESSEE

MADISON TITLE COMPANY

WARRANTY DEED BOOK 4232 PAGE 325

For and in consideration of the sum of Three hundred and No/100 DOLLARS ($ 300.00),

cash in hand paid, the receipt of which is hereby acknowledged, -nd in further consideration of the grantees in this deed assuming the unpaid balance of Nashville Mortgage and Realty Company Loan No. 1596, which is secured by a deed of trust executed May 25, 1966 to Jack W. Lee, Trustee, and which deed appears of record in Book 4019, Page 969, Register's Office for Davidson County, Tennessee. The unpaid balance as of this date on Loan No. 1596 is $10,343.85, to be paid in monthly installments of $79.19 per month, due on the 1st day of each month, and for the further consideration of the grantees in this deed paying the sum of $350.00, which amount is reflected in the note held by the First American National Bank, Madison Branch, to be paid in monthly installments of $15.00 per month.

Clifton Wayne Waltman and wife, Helen Elizabeth Waltman

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Charles E. McAbee and wife, Dorothy McAbee

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 125 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County.

Said lot fronts 35.7 feet on the east side of 38th Avenue North and runs back between lines, 160 feet on the north line and 164.5 feet on the south line along the north margin of Nebraska Avenue, to an alley in the rear, on which it measures 76.4 feet.

Being the same property conveyed to Clifton Wayne Waltman and wife, Helen El Waltman by deed dated May 25, 1966 from James E. Morrow and wife, Peggy G. Morrow, which deed appears of record in Book 4019, Page 968, RODCT.

HOUSE LOCATED at 200 38th Avenue North,
Nashville, Tennessee

NEW OWNER: CHARLES E. McABEE
200 38th Avenue North
Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of April 19 68

Clifton Wayne Waltman

Helen Elizabeth Waltman

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Clifton Wayne Waltman and wife, Helen Elizabeth Waltman

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 Hendersonville, Tennessee, this, the 16th day of April, 19 68

[illegible]
Notary Public

My commission expires: 11-7-71

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED

From

Clifton Wayne Waltman et ux

To

Charles E. McAbee et ux

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,993.85, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of April, 19 68

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

STATE TAX $ 28.60
PROBATE .50
TOTAL $ 29.10

MAY 2 1968

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

14900

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 2 2 02 PM '68

NOTED: BOOK 118 PAGE 680

RECORDING FEE $ 3.00

DEP. REG. _____