BOOK 4233 PAGE 467

WARRANTY DEED

This instrument prepared by:
Hussey & Hankins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl R. Penticuff etux	Lovell & Malone, Inc.	15DA-50175
(NAME:)	(NAME:)	
503 Rosebank Avenue	Uptown Station P. O. Box 2663	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- *DOLLARS* Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness in the original amount of $11,250.00, which indebtedness is secured by a Deed of Trust from Thomas E. Jackson and wife Mary E. Jackson to James E. Malone, Trustee, of record in book 3798, page 705, Register's Office for Davidson County, Tennessee.

We, Thomas E. Jackson and wife Mary E. Jackson *have bargained and sold, and by these presents do transfer and convey unto the said* Carl R. Penticuff and wife Betty L. Penticuff their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being lot No. 16 on the Plan of Rosewood Heights, Section 1, as of record in book 2133, page 38, Register's Office for said County, described as follows:
Beginning on the southerly margin of Rosebank Avenue at the corner of lots Nos. 16 and 17; thence with the line between said two lots, southwardly 150 feet; thence north 55° 16' west 109 feet to the corner of lots Nos. 15 and 16; thence with the line between said two lots, northwardly 93.1 feet to the southerly margin of Rosebank Avenue; thence with said Avenue, eastwardly 93 feet to the beginning.
Being the same real property conveyed to Thomas E. Jackson and wife, Mary E. Jackson, by deed from Steve Dunn and wife, of record in book 3798, page 704, said Register's Office.

This is unimproved ( ) improved (X) property, known as 503 Rosebank Avenue, Nashville, Tennessee
(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 Carl R. Penticuff and wife Betty L. Penticuff their *heirs and assigns, forever.*

And we *do covenant with the said* Carl R. Penticuff and wife Betty L. Penticuff *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 E. Jackson and wife Mary E. Jackson *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carl R. Penticuff and wife Betty L. Penticuff, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* May, *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.*

Thomas E. Jackson
Mary E. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 13,500.00
Carl R. Penticuff
Affiant

Subscribed and sworn to before me, this the 6th day of May, 68

Notary Public

My Commission Expires: Oct 30, 1968
(Affix Seal)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Hussey, *a Notary Public in and for said County and State,* Thomas E. Jackson and wife Mary E. Jackson

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 6th *day of* May, *19* 68.

Commission expires Oct 30, 1969 George W. Hussey *Notary Public*

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 .....

15431

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 8 8 57 AM '68
REGISTER'S FEE $ 1.00 PAGE 204
RECORDING FEE $ 3.00
DEP. REG. .....

STATE TAX $ 35.10
PROBATE .50
TOTAL $ 35.60

MAY 8 1968

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

WARRANTY DEED

FROM

Thomas E. Jackson and wife

Mary E. Jackson

TO

Carl R. Penticuff and wife

Betty L. Penticuff

Compliments of

Guaranty Title

Office of

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

Return to: Hussey & Hopkins
Plaza Prof. Bldg.
Madison, Tenn.