203334

WARRANTY DEED

BOOK 4233 PAGE 869

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crawford C. Kitchens et ux (NAME:)	Prudential Insurance Co. of America (NAME:)	3D-49340
2122 Kimberly Rd., (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	MAP 73-7
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Jacksonville, Fla. (CITY) (ZONE) (STATE)	PAR. 22

For and in Consideration of the sum of Ten & No/100 ($10.00) ..... *DOLLARS*
Cash in hand, paid, and other good and valuable considerations, the receipt of all of which is herein acknowledged and the further consideration that grantees have assumed and agreed to paythe unpaid balance on a note originally in the sum of $16,100.00 payable to Prudential Ins. Co. of American secured by deed of trust of record in Book 3091, Page 449 Register's Office, Davidson County, Tenn. Unpaid balance of said note is $13,915.85, payable $89.03 monthly, which includes interest at 5-1/4%.

James R. Wells and wife, Jo Ann J. Wells,
have bargained and sold, and by these presents do transfer and convey unto the said Crawford C. Kitchens and wife, La Freeda Kitchens,
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. 328 on the Plan of Sunset View, Sec. Six, as of record in Book 2900, pages 54 and 55, Register's Office for said County.
Said Lot No. 328 fronts 100 feet on the northerly side of Kimberly Road, and extends back between lines 275 feet on the easterly line and 252.6 feet on the westerly line, to a dead line in the rear, measuring 124 feet thereon.
Being the same property conveyed to James R. Wells and wife, Jo Ann J. Wells, by deed from Harry Zeitlin, et al, as of record in Book 3075, Page 209, said Register's Office.
This conveyance ismade subject to Restrictions of record in Book 2995, Page 413, and set-back and easement of record in Book 3028, Page 188, said Register's Office.

This conveyance includes Escrow account on deposit with Prudential Insurance Co. of America for taxes etc.

This instrument prepared by Kord & Lewis Realty Co.,
114 Union St., Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 2122 Kimberly Drive, Nashville, Tenn.
(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 Crawford C. Kitchens and wife, La Freeda Kitchens,
their *heirs and assigns, forever.*

And We *do covenant with the said* Crawford C. Kitchens and wife, La Freeda Kitchens *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 as herein stated.

And James R. Wells and wife, Jo Ann J. Wells,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Crawford C. Kitchens and wife, La Freeda Kitchens, their *heirs and assigns against the lawful claims of all persons whomsoever.*
Witness our *hand* this 9th *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.*

James R. Wells
James R. Wells
Jo Ann J. Wells
Jo Ann J. Wells

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mae F. Lewis, a Notary Public in and for said County and State, James R. Wells and wife, Jo Ann J. Wells,

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, Tennessee, this 9th day of May, is 68.

Mae F. Lewis Notary Public

Commission expires May 15, 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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 17465.85. Affiant Mae Lewis
Subscribed and sworn to before me this 9 day of May 1968

Deputy Register A. Gentry

STATE TAX $ 45.50
PROBATE .50
TOTAL $ 46.00

MAY 9 1968

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

$16,465.85

WARRANTY DEED

FROM
James R. Wells et ux
TO
Crawford C. Kitchens et ux

15595

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 9 10 58 AM '68
NOTE/BOOK 118 PAGE 711
RECORDING FEE $ 3.00
DEP. REG.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE