BOOK 4234 PAGE 599 .

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Roberts (NAME)	Guaranty Mortgage Co. (NAME)	Map 119-14
2908 Mashburn Dr. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 198
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	QS

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledge, and the assumption of a present indebtedness on the property;herein conveyed as of record in Book 2936, Page 349, Register's Office for Davidson County, Tennessee.

We, Sewell Thomas Flowers, Jr. and wife Theresa R. Flowers *have this day bargained and sold, and do hereby transfer and convey unto the said* James R. Roberts and wife, Joyce F. Roberts their (s~~OXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section II Mashburn Heights, of record in Book 1835, page 93, Register's Office for said County.

Said Lot No. 12 fronts 80 feet on the southeasterly side of Mashburn Drive and runs back 194.6 feet on the southwesterly line and 192.4 feet on the northeasterly line to a dead line in the rear, which is a broken line, measureing 183.5 feet thereon.

Being the same property conveyed to Sewell Thomas Flowers, Jr. and wife Theresa R. Flowers by deed from George Wm. Smith and wife, Georgia B. Smith, of record in Book 3342, page 283 Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property istransferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,406.00

Subscribed and sworn to before me, this the 1st day of MAY 1968

Affiant James R. Roberts

My commission expires: AUGUST 10, 1969 (Affix Seal)

Notary Public AT LARGE

This is { unimproved (X) / improved ( ) } property, known as 2908 MASHBURN DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 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 R. Roberts and wife, Joyce F. Roberts their ~~XXXXX~~, *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 as noted above We ... *further covenant and bind* ourselve, our ... *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Roberts and wife, Joyce F. Roberts (s~~XXXXX~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *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.*

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Sewell Thomas Flowers, Jr.
Theresa R. Flowers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, SAM B. TINNON, *a Notary Public in and for said County and State,* Sewell Thomas Flowers, Jr. and wife Theresa R. Flowers, *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* 1st *day of* MAY, *19*68.

Sam B. Tinnon
Notary Public
AT LARGE

Commission expires AUGUST 10, 1969

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 .....

STATE TAX $ 45.24
PROBATE .50
TOTAL $ 45.74

MAY 13 1968

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

15955

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 13 11 56 AM '68
BOOK 1187 PAGE 728
RECORDING FEE $2.00
DEP. REG. .....

Ret. To:
SAM B. TINNON
115 McGavock Lane
Nashville, Tenn. 37214

WARRANTY DEED

FROM

Sewell Thomas Flowers, Jr. et ux

TO

James R. Roberts 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

PEDIGO & SAINDON