BOOK 4234 PAGE 710

WARRANTY DEED

PREPARED BY:
STELTEMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys L. Rowe (NAME)	Gladys L. Rowe (NAME)	Map 72-3
1208 Shelton Ave. (STREET ADDRESS OR ROUTE NUMBER)	1208 Shelton Ave. (STREET ADDRESS)	Par. 318
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	M 6

For and in Consideration of the sum of Ten and 00/100th ----------

----------($10.00) *DOLLARS*

and the further consideration of the natural love and affection I have for my beloved sister, GLADYS L. ROWE, the receipt and sufficiency of all of which is herein acknowledged,

I, WILLIAM CLARKE LUTON, a married man

have bargained and sold, and by these presents do transfer and convey unto the said GLADYS L. ROWE, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly on-half of Lot 72 on the Map of Inglewood Place, as of record in Book 332, page 101 of the R.O.D.C., Tenn. Said part of Lot 72 fronts 50 feet on the North side of Shelton Avenue, and extends back Northwardly between parallel lines 189 feet, more or less, to a dead line; being the same property conveyed to C. R. Jones by deed of W. C. Tinker (an unmarried man) as of record in Book 762, page 258, R.O.D.C., Tenn. Also being the same property conveyed to W. H. LUTON and wife MYRTLE D. LUTON by deed from C. R. JONES and wife ALICE ELIZABETH JONES AS OF RECORD IN Book 774, page 474, R.O.D.C. The said W. H. LUTON predeceased MYRTLE D. LUTON who died intestate on December 12, 1966 leaving as her sole heirs at law her son, WILLIAM CLARKE LUTON, the grantor herein, and her daughter, GLADYS L. ROWE, the grantee.

unimproved ( )
This is improved (X) property, known as 1213 Shelton Ave. (House Number) (Street) Nashville (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 GLADYS L. ROWE, her *heirs and assigns, forever.*

And I *do covenant with the said* GLADYS L. ROWE *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, WILLIAM CLARKE LUTON *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* GLADYS L. ROWE, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *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.*

William Clarke Luton

the grantor's wife joins in this conveyance to convey any interest that she may have to said property to the grantee.

Marjorie Helen Luton ✓

✓

MARJORIE HELEN LUTON, wife

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. W. Stelteimeier, Jr., a Notary Public in and for said County and State, WILLIAM CLARKE LUTON and wife MARJORIE HELEN LUTON

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, Davidson County, Tennessee, this 9th day of May, 19 68.

R W Stelteimeier
Notary Public

My Commission expires Jan 29, 1972

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $ 7,000.00

Affiant William Clarke Luton V. Sworn to and subscribed before me this the 9 day of May, 1968.

R W Stelteimeier
Notary Public

My Commission Expires: Jan 29, 1972

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.....

16002

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 13 2 47 PM '68
NOTE BOOK 118 PAGE 730
RECORDING FEE $ 1.00
DEP. REG. [illegible]

STATE TAX $ 18.20
PROBATE .50
TOTAL $ 18.20

MAY 13 1968

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

WARRANTY DEED

FROM

WILLIAM CLARKE LUTON

TO

GLADYS L. ROWE

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail to: STELTEMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204