This instrument was prepared by CLYDE P. HOLLAND, ATTORNEY, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg, Nashville, Tenn

WARRANTY DEED

BOOK 4234 PAGE 882

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie C. Castleman John E. Miller et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 146-10
5041 Ragland Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 61
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Annie C. Castleman, John E. Miller and wife, Gloria T. Miller, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Annie C. Castleman John E. Miller and wife, Gloria T. Miller to assume and agree to pay the unpaid balance of a loan in the original principal amount of $21,400.00 of record in Book 3320, page 571, Register's Office for Davidson County, Tennessee

Eric Doyle Simmons and wife, Betty A. Simmons

have this day bargained and sold, and do hereby transfer and convey unto the said Annie C. Castleman, John E. Miller and wife, Gloria T. Miller, jointly for life with remainder in fee to the survivor of them, his or her ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 23, on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Ragland Drive, at the corner of lots Nos., 22 and 23; thence with the line between said lots, westerly 182 feet to a point; thence southerly 281.7 feet to the north margin of Hogan Road; thence with the margin of the same, easterly 139.1 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Ragland Drive; thence with the margin of the same, northerly 235.2 feet to the point of beginning.
Being the same property conveyed to Eric Doyle Simmons and wife, Betty A. Simmons, be deed from William R. Anderson and wife, of record in Book 3766, page 73, said Register's Office.
CONVEYANCE of this property is made subject to restrictions of record in book 2860, page 280, Register's Office for Davidson County, Tennessee, and ten-foot public utility easement, 75-foot minimum building setback line from Ragland Drive, 37.5 foot setback line from Hogan Road and conditions of owners certificate as shown on plan of record in book 2663, page 104, Register's Office for Davidson County, Tennessee. **

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,500

Subscribed and sworn to before me, this the 13 day of May, 1968

Affiant

My commission expires: 5-3-70
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 5041 Ragland Avenue = Nashville
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Annie C. Castleman, John E. Miller, and wife, Gloria T. Miller, jointly for life with remainder in fee to the survivor of them, his or her ~~XXXXX~~ heirs and assigns forever. We do 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 for current taxes and a deed of trust of record in book 3320, page 571, Register's Office, Davidson Co., Tennessee
We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Annie C. Castleman, John E. Miller and wife, Gloria T. Miller, jointly for life with remainder in fee to the survivor of them, his or her ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of May, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric Doyle Simmons
ERIC DOYLE SIMMONS

Betty A. Simmons
BETTY A. SIMMONS

** It is the intention of the grantors to convey and of the grantees to take -- the property jointly for life with the right of survivorship.

BOOK 4234 PAGE 883

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Eric Doyle Simmons and wife, Betty A. Simmons

.....

.....

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 13th *day of* May, *19* 68

Lloyd P. Holland
Notary Public

Commission expires 5-3-70

NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

16084

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 14 10 49 AM '68
NOTE BOOK 18 PAGE 733
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 14.10
PROBATE .50
TOTAL $ 14.60

MAY 14 1968

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

WARRANTY DEED

FROM

ERIC DOYLE SIMMONS et ux

TO

ANNIE C. CASTLEMAN
JOHN E. MILLER 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

Warfield Entrekin & Jones
19th Floor - 3rd National Bank Bldg

#7219