MAP 119 10
PARCEL 177

LARRY L. WESTBROOK, ATTY
7200 FRANKLIN RD
NASHVILLE, TENN 37204

WARRANTY DEED

BOOK 4246 PAGE 602

For and in Consideration of the sum of Nine Thousand, Two Hundred, Eighty-two and 53/100----------($9,282.53)----------DOLLARS of which sum $1,200.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount Kelton D. Herston and wife, Shirley M. Herston, have assumed and agreed to pay the unpaid balance of $8.082.53 of a note in the original amount of $9,000.00 with interest at the rate of 4½% per annum and payable in monthly installments of $50.03 each, and said note is secured by a deed of trust of record in book 2457, page 295, Register's Office for Davidson County, Tennessee,

New Owner
Kelton D. Herston
Eastland Ave
Nashville Tenn.

Tax Bill
Fidelity Federal
1/th Union
Nashville Tenn.

we, C. W. Rawdon and wife, Elodean Inez Rawdon

have bargained and sold, and by these presents do transfer and convey unto the said Kelton D. Herston andwife, Shirley M. Herston, 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. 4 on the Plan of Hidden Acres Subdivision, as of record i book 1130, page 89, Register's Office for said County.
Said lot No. 4 fronts 75 feet on the east side of Hartford Drive and runs back between lines, 150 feet on the north line, 151 feet on the south line toa dead line on which it measures 97 feet.
Being the same real property conveyed to C. W. Rawdon and wife, Elodean Inez Rawdon, by deed from Olin Kenneth Browning and wife, dated January 6, 1958, filed January 8, 1958, and recorded in book 2734, page 61, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes across rear line of premises, 30-foot building set-back line from Hartford Drive, and conditions of owners certificate, as shown on plan of record in book 1130, page 89, said Register's Office and to restrictive covenants contained in an instrument of record in book 1394, page 218, said Register's Office.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 9282.53. Affiant

Subscribed and sworn to before me this 17 day of June 1968

Deputy Register

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelton D. Herston and wife, Shirley M. Herston, their heirs and assigns, forever.

And we do covenant with the said Kelton D. Herston and wife, Shirley M. Herston 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 for a deed of trust as herein set out.

And we, C.W. Rawdon and wife, Elodean Inez Rawdon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kelton D. Herston and wife, Shirley M. Herston/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6th day of November, 1959

C.W. Rawdon

Elodean Inez Rawdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. B. Hatton, a Notary Public in and for said County and State, the within named C. W. Rawdon and wife, Elodean Inez Rawdon

the 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 6th day of November, 1959.

E. B. Hatton, Notary Public.

Commission Expires Apr 22 - 1961

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

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 .....

WARRANTY DEED

FROM

C. W. Rawdon, et ux

TO

Kelton D. Herston, et ux

A 0 3 1 5 2

IDENTIF. REFERENCE

JUN 27 9 14 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO LARRY L WESTBROOK
2709 FRANKLIN RD

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JUN27 68	CONV	*9,282.00			
JUN27 68	S'TAX		A*	24.18	
JUN27 68	PR'FEE		A*	.50	
JUN27 68	W'DEED		A*	6.00	* 30.68