THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

BOOK 4255 PAGE 433

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Howard M. Dobson, Jr. (NAME:) | same (NAME:) | MAP 130-5 |
| 129 Page Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PAR 23 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | T.P |

*For and in Consideration of the sum of* $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by Howard M. Dobson, Jr. and wife, Sarah D. Dobson, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Howard M. Dobson, Jr. and wife, Sarah D. Dobson, of the unpaid principal balance of a note in the original amount of $21,000.00, secured by a deed of trust to Herschel Greer, Trustee, dated July 8, 1965, filed July 12, 1965 and recorded in book 3911, page 39, Register's Office for Davidson County, Tennessee.

We, Charles A. Zuzak and wife, Charlotte A. Zuzak,

*have bargained and sold, and by these presents do transfer and convey unto the said* Howard M. Dobson, Jr. and wife, Sarah D. Dobson their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 14 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 14 fronts 122 feet on the westerly side of Page Road and runs back between parallel lines 165 feet to a dead line.

Being the same real property conveyed to Charles A. Zuzak and wife, Charlotte A. Zuzak by deed from O. G. Bennett and wife, Venetta F. Bennett, and recorded in book 4051, page 242, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $31,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

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Affiant

Subscribed and sworn to before me this the 29 day of JULY 1968

NOTARY PUBLIC

My Commission Expires 11-30-70

unimproved ( )
This is improved ( ) property, known as ..... (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* Howard M. Dobson, Jr. and wife, Sarah D. Dobson *their heirs and assigns, forever.*

*And* we *do covenant with the said* Howard M. Dobson, Jr. and wife, Sarah D. Dobson *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 stated herein.

*And* we, Charles A. Zuzak and wife, Charlotte A. Zuzak, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howard M. Dobson, Jr. and wife, Sarah D. Dobson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 29th *day of* July, *1968*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles A. Zuzak
Charles A. Zuzak and wife,

X Charlotte A. Zuzak
Charlotte A. Zuzak

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Thelma R. Williams, *a Notary Public in and for said County and State, the within named* Charles A. Zuzak and wife, Charlotte A. Zuzak

*the 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* 29th *day of* July, *19* 68.

Thelma R. Williams, *Notary Public.*

*Commission Expires* 11-30-70.

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*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 .....*

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*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

Charles A. Zuzak, et ux

TO

Howard M. Dobson, Jr., et ux

A07031

IDENTIFICATION REFERENCE

JUL 30 12 22 PM '68

JUL 30 68
JUL 30 68 STAX
JUL 30 68 FEE
JUL 30 68

COMM 31,750.00
DEED

A* 82.12
A* 50
A* 6.00
* 88.62

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.