ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Larkin (NAME:)	James H. Larkin (NAME:)	Map 33-15
904 Sun Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	904 Sun Valley Drive (STREET ADDRESS)	Par. 24
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Madison, Tenn. (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by James H. Larkin and wife, Thelma H. Larkin, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas E. Bates and wife, Rebecca Anne Bates, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 240 on the map of Primrose Acres Subdivision, Section 111, as of record in book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said lot no. 240 Fronts 173.0 feet on the southerly margin of Sun Valley Drive and extends back 238.8 feet on the west line and 242.0 feet on the east line to a dead line, measuring 239.0 feet thereon.

Being the same property conveyed to Thomas E. Bates and wife, Rebecca Ann Bates by deed from Robert E. Odom and wife, Mary Ann Odom as recorded in book 4114, page 94, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the unpaid balance of of an outstanding principal loan, the balance of which is approximately $12,752, at Guaranty Mortgage Company of Nashville, Tennessee, all of which the grantees hereby assumes.. The grantors herein convey all their rights, title and interest in and to the Escrow Account at Guaranty Mortgage Company to the Grantees.

This is unimproved ( ) improved (X) property, known as 904 Sun Valley Drive, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further ~~covenant~~ and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 14th day of August, 1968

Thomas E Bates

Rebecca Ann Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Walter L. Williams, a Notary Public in and for said County and State, the within named Thomas E. Bates and wife, Rebecca Ann Bates 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 Madison, Tennessee, this 14th day of August, 1968.

Commission expires April 27th., 1969

Walter L Williams
Notary Public

WARRANTY DEED

FROM

Thomas E. Bates Et. Ux. Rebecca Ann Bates

TO

James H. Larkin Et. Ux. Thelma H. Larkin

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

This deed prepared by Walter L. Williams, attorney at 917 Gallatin Road, Nashville, Tenn. 37206.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15300 Affiant Thelma H. Larkins

Subscribed and sworn to before me this 19 day of Aug. 1968

Deputy Register A. Gentry

A 0 9 7 1 2

IDENTIF. REFERENCE

AUG 19 · 11 08 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Larkins
Gas Co
604 Sun Valley
Madison, Tenn.

AUG 19 68	CONV	15,300.00				
AUG 19 68	S'TAX		A*	39.78		
AUG 19 68	PR'FEE		A*	.50		
AUG 19 68	W'DEED		A*	3.00	*	43.28