BOOK 4261 PAGE 492

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Kelton	Charles Kelton	MAP 91-14
(NAME)	(NAME)	
509 Newton Ave.	509 Newton Ave.	PAR 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville, Tenn. 37209	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and NO/100 ( )$1.00) *DOLLARS*

Receipt of which is hereby acknowledged and other good and valuable consideration and the assumption of the unpaid balance of an Installment Deed

we, Paul A. Kelton and wife, Helen Kelton, *have bargained and sold, and by these presents do transfer and convey unto the said* Charles Kelton and wife, Libby Kelton their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the northerly 56 feet of the southerly 106 feet of Lots Nos. 172 and 173 on the Map of West Nashville Heights as of record in Book 332, Page 127, Register's Office for said County.

Said part of lots Nos. 172 and 173 fronts 56 feet on the westerly side of Newton Avenue and runs back between parallel lines 100 feet, more or less, to a dead line.

Being the same property conveyed to the within named grantors by an Installment Deed of W. J. Stephens and wife, Marjorie O. Stephens, as of record in Book 3768, Page 68, Register's Office for said County. This conveyance is made subject to restrictive covenants of record.

unimproved ( ) This is improved (X) property, known as 509 (House Number) Newton (Street) P. O. Address: Nashville (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 Charles Kelton and wife, Libby Kelton their *heirs and assigns, forever.*

And we *do covenant with the said* Charles Kelton and wife, Libby Kelton *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 the Installment Deed here above mentioned.

And we, Paul A. Kelton and wife, Helen Kelton *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Kelton and wife, Libby Kelton and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19 *day of* August, 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.*

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 3 9 6 5 7.

Affiant

Sworn to and subscribed before me, this 12 day of August, 1968.

NOTARY PUBLIC ~~COM. EXPS.~~ Resident Davidson Co.

Paul A. Kelton
Helen Kelton
Charles Kelton
Libby Kelton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. F. Doty, a Notary Public in and for said County and State, Paul A. Kelton and wife, Helen Kelton and Charles Kelton and wife, Libby Kelton

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 19 day of August, 19 68

Commission expires 7-25-72

Notary Public

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.....

AUG 20 68 CONV *2,399.57
AUG 20 68 S TAX A* 6.24
AUG 20 68 PR FEE A* .50
AUG 20 68 MTGDEED A* 3.00 * 9.74

WARRANTY DEED

FROM

PAUL A. KELTON, ET UX

TO

CHARLES KELTON, ET UX

A 09826

IDENTIF. REFERENCE

AUG 20 8 51 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by:
J. F. Doty, Atty.
306 Stahlman Building
Nashville, Tennessee 37201

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE