P 16900 cc

WARRANTY DEED

BOOK 4262 PAGE 443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy D. Skeggs	Roy D. Skeggs	MAP 73-E
(NAME:)	(NAME:)	
1801 Rosebank Avenue	1801 Rosebank Avenue	Par. 150-50561
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 108
Nashville, Tennessee	Nashville, Tenn. 37216	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $3277.74

------ Thirty Two Hundred, Seventy Seven & 74/100th. ---------- *DOLLARS*

Cash in hand paid, receipt of which is hereby acknowledged and the assumption of the remaining unpaid balance of a certain note, in the original principal amount of $15,300.00, which is secured by a Deed of Trust to Miller Kimbrough, Trustee of record in book 3241, page 503, Register's Office for Davidson Said note is reduced to $13,622.26, next payment due September 1, 1968.
We, Joe Stewart Sutton and wife, Martha Gale Sutton

have bargained and sold, and by these presents do transfer and convey unto the said Roy D. Skeggs and wife, Betty J. Skeggs, 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. 1 on the Plan of Henderson Gardens, Section I, as of record in book 2900, page 75, Register's Office for said County.

Said lot No. 1 fronts 101.9 feet on the easterly margin of Rosebank Avenue and runs back between lines measuring 175.5 feet on the northerly side and 203.0 feet on the southerly side to a dead line in the rear on which it measures 131.3 feet.

Being the same property conveyed to Joe Stewart Sutton and wife, Martha Gale Sutton by deed from Jerry H. Page and wife, of record in book 3851, page 623, Register's Office for said County.

It is understood and agreed that all escrow money held by loan company is to be transferred to purchasers.

This is improved (X) property, known as 1801 Rosebank Avenue (House Number) (Street) 37216 P. O. Address: Nashville, Tennessee (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 Roy D. Skeggs and wife, Betty J. Skeggs, their *heirs and assigns, forever.*

And we *do covenant with the said* Roy D. Skeggs and wife, Betty J. Skeggs *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, Joe Stewart Sutton and wife, Martha Gale Sutton *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roy D. Skeggs and wife, Betty J. Skeggs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 16th. *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.*

X Joe Stewart Sutton

X Martha Dale Sutton

BOOK 4262 PAGE 444

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Hayes, a Notary Public in and for said County and State, Davidson County Tennessee the within named bargainor Mrs. Mattie Sellers and wife, Mrs. Ethel Sellers, 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 16th day of August, 1968

Virginia Hayes Notary Public

Commission expires 16 - August 1970

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.....

I hereby swear or affirm that the actual consideration or [illegible] transfer, whichever is greater, is $16900.00 L L Holloway
Subscribed and sworn to before me this 22 day of Aug. 68
Deputy Register S. Gentry

AUG22'68	CONV	16,900.00			
AUG22'68	S'TAX		A*	43.94	
AUG22'68	PR'FEE		A*	.50	
AUG22'68	W'DEED		A*	3.00	* 47.44

WARRANTY DEED

FROM
Joe Stewart Sutton, et ux

TO
Roy D. Skaggs, et ux

Deed prepared by:
David C. Rutherford, Atty.
306 Nashville Bank & Trust Bldg.
Nashville, Tenn.

A 10233

IDENTIF. REFERENCE

Aug 22 12 16 PM '68

FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE