This instrument prepared by:
David Rutherford, Atty.
Nashville Bank & Trust Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4267 PAGE 744

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
James C. Sprouse and wife,	Same	Map 72-4
Mary Boone Sprouse	(NAME)	Par. 41
1417 Shelton Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, E. A. Unger and wife, Sarah A. Unger

have this day bargained and sold, and do hereby transfer and convey unto the said

James C. Sprouse and wife, Mary Boone Sprouse, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 40 and the easterly 30 feet of lot No. 41, of Block "A" on the Plan of Inglewood Golf Club Subdivision, as of record in book 843, page 65, Register's Office for said County.

Said lot No. 40 and part of lot No. 41 front together 90 feet on the northerly side of Shelton Avenue and extend back 175.6 feet on the easterly line and 172.6 feet on the westerly line to a dead line, measuring 90.39 feet thereon.

Being the same property conveyed to E. A. Unger and wife, Sarah A. Unger, by deed from Rubye McNatt Brown, of record in book 2337, page 340, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $11,750.00

Subscribed and sworn to before me, this the 10th day of September 19 68.

Affiant E. A. Unger

My commission expires: Nov. 15, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James C. Sprouse and wife, Mary Boone Sprouse, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James C. Sprouse and wife, Mary Boone Sprouse, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10th *day of* September, 19 68

E. A. Unger

Sarah A. Unger

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. H. Simpkins, *a Notary Public in and for said County and State,* E. A. Unger and Sarah A. Unger, *the within named 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* 10th *day of* September, *19*68.

H. H. Simpkins *Notary Public*

Commission expires Nov. 15, 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 .....

SEP 11 68 CONV 11,750.00
SEP 11 68 S'TAX A* 30.42
SEP 11 68 PR'FEE A* .50
SEP 11 68 W'DEED A* 3.00 * 33.92

WARRANTY DEED

FROM

E. A. Unger et ux

TO

James C. Sprouse et ux

File: Union Trust Co. box.

A 12595

IDENTIF. REFERENCE

SEP 11 3 23 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE