This instrument prepared by
F. M. Haywood, Atty.
301 7th Ave. N., Nashville, Tenn.

BOOK 4275 PAGE 149

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Gilbert	~~John M. Gilbert~~ Fidelity Federal	Parcel No. Belle
(NAME:)	(NAME:)	Meade 8085
4401 Iroquois Avenue	~~4401 Iroquois Avenue~~ 401 Union St.	Map. 130-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 12
Nashville, Tenn. 37205	Nashville, Tenn. ~~37205~~ 37219	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of TEN AND NO/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~XXXXXXX DOLLARS~~ we, CHARLES A. BRITTON, JR., and wife, MATTIE LULA C. BRITTON,

_____ have bargained and sold, and by these presents do transfer and convey unto the said John M. Gilbert and wife, Dorothy J. Gilbert,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot. No. 192 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:
Beginning on the southerly margin of Iroquois Avenue, formerly 8th Street, 190 feet west of the westerly margin of Westview Avenue; thence southerly, parallel to Westview Avenue, 207 feet 7 inches to a point 50 feet north of the southerly line of said lot; thence westwardly 210 feet 8 inches to the southerly margin of Iroquois Avenue; thence with said Avenue eastwardly 85 feet to the beginning.
Being the same property conveyed to Charles A. Britton, Jr., and wife, Mattie Lula C. Britton, by deed from Walter Towner and wife, of record in Book 3922, page 533, said Register's Office.

SUBJECT ONLY to easements and restrictions of record and taxes for 1968 which have been pro-rated and are hereby assumed by the Grantees.

This is improved (X) unimproved ( ) property, known as 4401 Iroquois Avenue, Nashville, Tennessee ~~37206~~ 37205
(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 my hand this 4th day of October, 19 68

Charles A Britton Jr

Mattie Lula C. Britton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $24000.00.

John M. Gilbert
Affiant

Subscribed and sworn to before me, this the 4th day of October, 1968.

My commission expires: My Commission Expires FEB. 20, 1972
(Affix Seal)

Dorothy D. Faulk
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Britton, Jr. and wife, Mattie Lula C. Britton,

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 4th day of October 1968

Commission expires My Commission Expires FEB. 20, 1972

Dorothy D. Foster
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

1-10-18,349

WARRANTY DEED

FROM
Charles A. Britton, Jr. and wife, Mattie Lula C. Britton

TO
John M. Gilbert and wife, Dorothy J. Gilbert

IDENTIF. REFERENCE

OCT 4 2 47 PH '68
FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TENN.

OCT-4-68	CONV	24,000.00			
OCT-4-68	STAX		B*	62.40	
OCT-4-68	PRFEE		B*	.50	
OCT-4-68	WDEED		B*	3.00	* 65.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.