This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

BOOK 4309 PAGE 549

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ernest/ Dilleha	Same	Map 25-4
(NAME)	(NAME)	Pat. 40
218 W. Cedar	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Goodlettsville, Tn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- *Dollars,*

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.

We, Ross W. James and wife, Jean E. James,

have this day bargained and sold, and do hereby transfer and convey unto the said A. Ernest/Dilleha

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of W. C. Moncrief's Subdivision of Goodlettsville, of a part of the Mathes Subdivision and described according to a copy of a survey thereof, made by J. R. Scott, Surveyor, October 4, 1944, as follows:

BEGINNING at a point in the south margin of Cedar Street, at the corner of Lots No. 8 and 9; thence with the line between said lots, southerly 150 feet to a point; thence north 72° west 75 feet to the corner of lots No. 7 and 8; thence with the line between said lots northerly 150 feet to the south margin of Cedar Street; thence with the margin of the same, south 72° east 75 feet to the beginning.

BEING the same real property conveyed to Ross W. James and wife, Jean E. James, by deed from Elgie E. Hale and wife, Shirley Luster Hale, as recorded in Book 117, page 756, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 7 day of Feb. 1969

Affiant Ross W. James

My commission expires: 12-7-70 (Affix Seal)

Notary Public

unimproved ( )
This is 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 A. Ernest/Dilleha, his *(successors),* we, Ross W. James and wife, Jean E. James, *heirs and assigns forever. / 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, Ross W. James and wife, Jean E. James, *heirs and representatives, to warrant and / further covenant and bind* ourselves, our *forever defend the title to said real estate to said* A. Ernest/Dilleha his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7 *day of* February, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ross W. James
Ross W. James

Jean E. James
Jean E. James

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Ross W. James and wife, Jean E. James

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 Goodlettsville *Tennessee, this* 7 *day of* February, *19* 69

Commission expires 12-7-70 *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.....

WARRANTY DEED

FROM

Ross W. James, et ux

TO

Ernest Dilleha

A 30143

IDENTIF. REFERENCE

FEB 11 12 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 11 69 CONV *8,500.00
FEB 11 69 S'TAX A* 22.10
FEB 11 69 PR'FEE A* .50
FEB 11 69 W'DEED A* 3.00 * 25.00

Compliments of

Guaranty Title

Office of

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

Mail To: JOHNSON & EDWARDS
303 3rd Ave., No.
Nashville, Tenn. 37201