This instrument prepared by:
Banks Draper
Madison, Tennessee

WARRANTY DEED

BOOK 4323 PAGE 187

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Dugger	Same	MAP 72-5
(NAME)	(NAME)	
3016 Ambrose Ave.	Same	PAR 50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	
(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 by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by the grantors herein, dated June 21, 1962, payable to Home Federal Savings and Loan Association of Nashville, for the original sum of $10,500.00, and secured by a Deed of Trust of record in book 3413, page 281, Register's Office for Davidson County, Tennessee

I, Anna J. Martin, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said John T. Dugger and Son, Inc.

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

Being Lot No. 13 on the Map of Rothwood Subdivision of record in Book 1424, page 134, Register's Office for said County and described according to a survey made by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point on the easterly margin of Ambrose Avenue at the common corner of Lots 17 and 1; thence in a northerly direction along the easterly margin of Ambrose Avenue 70 feet to a point; thence continuing around a curve in a northeasterly direction 31.4 feet to a point on the southerly margin of North Hill Drive; thence in an easterly direction along the southerly margin of North Hill Drive; 192.7 feet to a point; thence in a southerly direction 90 feet to the line between lots 17 and 18; thence in a westerly direction along the line between lots 17 and 18, 212.7 feet to the point of beginning.

Being the same property conveyed to Wesley J. Martin and wife, Anna J. Martin by deed from Toby Copeland Roberts and wife, Mina Sue Roberts, of record in book 3401, page 425, Register's Office for said County, the said Wesley J. Martin having since died.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____, 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3016 Ambrose Ave. (House Number) (Street) Nashville, Tennessee 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 John T. Dugger and Son, Inc. 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. except 1969 taxes, which grantees herein assume and agree to pay.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said John T. Dugger and Son, Inc. their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of April, 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.

Anna J. Martin

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Draper, Sr. *, a Notary Public in and for said County and State,* Anna J. Martin

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 2nd *day of* April, *1969*

Notary Public

Commission expires October 24, 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 true value for this transfer, whichever is greater, is $ 14,500.00 Affiant

Subscribed and sworn to before me this 3 day of April 1969

Deputy Register A. Gentry

APR-3	CONV	14,500.00			
APR-3	S'TAX		A*	37.70	
APR-3	PR'FEE		A*	.50	
APR-3	W'DEED		A*	3.00	* 41.20

WARRANTY DEED

FROM Anna J. Martin

TO John E. Draper & Son, Inc.

A 36188

IDENTIF. REFERENCE

APR 3 2 47 PM '69

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