THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4346 PAGE 423

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Bennett, Jr. (NAME:)	Dobson & Johnson, Inc. (NAME:)	Map. 84-15
112 Blue Hills Court (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 99
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of $10.00

TEN AND NO/100 *DOLLARS*

Cash paid by Walter A. Bennett, Jr. and wife, Marilyn Sue Bennett, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $18,900.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated July 25, 1963, filed July 26, 1963 and recorded in book 3622, page 471, Register's Office for Davidson County, Tennessee.

We, Henry W. Vits, Jr. and wife, Lou Ellyn Vits,

have bargained and sold, and by these presents do transfer and convey unto the said Walter A. Bennett, Jr. and wife, Marilyn Sue Bennett,

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. 55 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, page 72, Register's Office for said County.

Said Lot No. 55 fronts 100 feet on the westerly side of Blue Hills Court and runs back between lines, 262 feet on the north line and 205 feet on the south line to a line in the rear on which it measures 127 feet.

Being the same real property conveyed to Henry W. Vits, Jr. and wife, Lou Ellyn Vits, by deed from Jack M. Palmer, Jr. and wife, of record in book 3610, page 117, Register's Office for Davidson County, Tennessee, and re-recorded in book 3617, page 475, said Register's Office.

Included but excluded from the above property is the following described land:

A tract or parcel of land in the 14th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being the Northwest part of Lot No. 55 on the Plan of Castlewood Estates, Section I, of record in Book 2331, page 72, Register's Office for said County, described according to a survey known as State of Tennessee Project No. 19076-2306-04 Briley Parkway.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,950.00

Subscribed and sworn to before me, this the 17th day of June, 19 69

Walter A Bennett Jr.
Affiant

My commission expires: 8/9/72
(Affix Seal)

Notary Public

Beginning at the rear corner of Lot No. 54 and 55 as shown on said Plan; thence Easterly 16.4 feet along the Lot line between Lot No. 54 and 55 to a point on the Easterly margin of Briley Parkway; thence South 5° 56' 39" east 43.3 feet along the Easterly margin of Briley Parkway to a point on the rear line of Lot No. 55; thence North 42° 25' 12" west 39.3 feet along the rear line of Lot No. 55 to a point; thence North 5° 26' 24" west 8.0 feet along the rear line of Lot No. 55 to the point of beginning and containing 410 square feet, more or less.

Being part of the same property conveyed to Henry W. Vits, Jr. and wife, Lou Ellyn Vits, by deed from Jack M. Palmer, Jr. and wife, as of record in book 3610, page 117 and re-recorded in book 3617, page 475, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 Walter A. Bennett, Jr. and wife, Marilyn Sue Bennett, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter A. Bennett, Jr. and wife, Marilyn Sue Bennett *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, Henry W. Vits, Jr. and wife, Lou Ellyn Vits, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter A. Bennett, Jr. and wife, Marilyn Sue Bennett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17th *day of* June, *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.*

X Henry W. Vits, Jr.
Henry W. Vits, Jr.

X Lou Ellyn Vits
Lou Ellyn Vits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, the within named [redacted], Lou Ellyn Vits

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1969.

Beverly Jo Womble, Notary Public.

Commission Expires 8/9/72

STATE OF Indiana
COUNTY OF Marion

Mary Ellen Morgan

Personally appeared before me, Henry W Vits Jr, a Notary Public in and for said County and State, the within named Henry W Vits Jr

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

Witness my hand and official seal at Indianapolis Ind this 16 day of June, 1969.

Mary Ellen Morgan, Notary Public.

NOTARY PUBLIC, STATE OF INDIANA
MY COMMISSION EXPIRES JULY 12, 1972
ISSUED THRU NATIONAL NOTARY PUBLIC ASSOCIATION

Commission Expires

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

Henry W. Vits, Jr., et ux

TO

Walter A. Bennett, Jr., et ux

JUL-16 69 CONV
JUL-16 69 TAX 25,950.00
JUL-16 69 FEE * 67.34
JUL-16 69 RECD * .50
* 6.00
* 73.84

A 4 6 1 7 7

IDENTIF. REFERENCE

JUL 11 11 42 AM '69

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.