RUTHERFORD, [illegible] 1.02

306 [illegible] ding
NA[illegible]01

BOOK 4381 PAGE 782

WARRANTY DEED

This Instrument was prepared by
RUTHERFORD, CROCKETT, GUENTHER,
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robey H. Franklin, et ux (NAME)	Robey H. Franklin, et ux (NAME)	Map 105-13
1609 Ash Valley Road (STREET ADDRESS OR ROUTE NUMBER)	1609 Ash Valley Road (STREET ADDRESS)	Par. 214
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37215 (CITY) (ZONE) (STATE)	m. o

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand ($16,000.00) and no/100th Dollars,

of which Eight Thousand Three Hundred Dollars and Seventy-Seven Cents ($8300.77) has been paid in cash by grantees to grantors, receipt of which is acknowledged, and for the remainder the grantees Robey H.Franklin and wife, Hazel Anne Brookshire Franklin assume the balance of a note payable to First Federal Savings & Loan Association secured by Deed of Trust of record in Book 4038, page 794, Register's Office for Davidson County, Tennessee and assume the balance of a note payable to Homer McEwen secured by second mortgage Deed of Trust of record in Book 4235, page 798 said Register's Office,

we, Tom Sweat and wife, Willie Mae Sweat,
have this day bargained and sold, and do hereby transfer and convey unto the said
Robey H. Franklin and wife, Hazel Anne Brookshire Franklin,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of W. A. Gilmore's Subdivision, as of record in Book 161, Page 160, Register's Office for said County.

Said Lot No. 4 fronts 93.7 feet on the northerly size of Caruthers Avenue, and runs back between lines, 181.55 feet on the westerly line and 179.47 feet on the easterly line, to a dead line in the rear on which it measures 93.7 feet.

Being the same property conveyed to Tom Sweat and wife, Willie Mae Sweat, by deed from Jerry P. Cason and wife, of record in Book 4038, Page 793, said Register's Office.

This conveyance is made subject to easement of record in Book 1081, page 161, said Register's Office and to the lien of taxes for the year 1969 which have been prorated and assumed by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16000.00

Subscribed and sworn to before me, this the 22nd day of November 1969

Affiant Robert Waite Clark

My commission expires: April 20, 1972 (Affix Seal)

Notary Public Virginia J. Weston

This is { unimproved ( ) / improved (X) } property, known as 1106 (House Number) Caruthers Avenue (Street) Nashville, Tenn. 37204 (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
Robey H. Franklin and wife, Hazel Anne Brookshire Franklin,
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 as above stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robey H. Franklin and wife, Hazel Anne Brookshire Franklin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 22nd *day of* November, 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.*

Tom Sweat

Willie Mae Sweat

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert Waite Clark, *a Notary Public in and for said County and State,* Tom Sweat and wife, Willie Mae Sweat

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 Nashville, *Tennessee, this* 22nd *day of* November, *19* 69

Robert Waite Clark *Notary Public*

Commission expires October 28, 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 .....

NOV24 69	CONV	16,000.00			
NOV24 69	S'TAX		A*	41.60	
NOV24 69	PR'FEE		A*	.50	
NOV24 69	W'DEED		A*	3.00	* 45.10

WARRANTY DEED

FROM

TOM SWEAT, ET UX

TO

ROBEY H. FRANKLIN, ET UX

A 61443

IDENTIF. REFERENCE

Nov 24 11 33 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Invoice

Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL. 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE