WARRANTY DEED

BOOK 4409 PAGE 513

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles F. Barton	First Federal	Map 133-7
(NAME)	(NAME)	
3719 Grubbs Rd.	236 - 4th Ave., North	Par. 223
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pal

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3717, page 119, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles F. Barton and wife, Helen P. Barton

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said lot fronts 60 feet on the northwesterly side of Grubbs Road and runs back 171.9 feet on the northeasterly line and 177.4 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring 65.8 feet thereon.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Maurice B. Hartman and wife, Sherry Lee H. Hartman of record in Book 4402, page 402 Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,456.42

Subscribed and sworn to before me, this the 1st day of April, 1970

Affiant Charles F. Barton

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T. Thomas

This is improved / unimproved 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

Charles F. Barton and wife, Helen P. Barton

their ~~successors~~ *heirs and assigns forever.* It covenant that it is *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 noted above.

It *further covenant and bind* itself, its successors ~~XX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Charles F. Barton and wife, Helen P. Barton, its successors ~~XXXXXXXXX~~ *and assigns, against the lawful claims of all persons.*

Witness its *hand* this 8th *day of* ~~MARCH~~ April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, PRESIDENT

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

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

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar *, a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Oakes & Smith Realty Co., Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President .....

Witness my hand and seal, at office in Nashville .....
this 8th *day of* ~~March~~ April *, 19* 70

Nellie T. Weimar ..... *Notary Public*

Commission expires 5/10/70

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

CHARLES F. BARTON, ET UX

A 7 3 8 3 0

IDENTIF. REFERENCE

APR 9 8 51 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-9 70	CONV	12,456.47			
APR-9 70	S'TAX		A*	32.50	
APR-9 70	PR'FEE		A*	.50	
APR-9 70	W'DEED		A*	3.00	* 36.00

Compliments of

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Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE

PEDIGO & SAINDON