BOOK 4415 PAGE 359

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bill J. Carroll, et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 84-12
3200 Knobview Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Bldg. (STREET ADDRESS)	Par. 150
Nashville, 37214, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- Dollars,

Cash paid by Bill J. Carroll and wife, Marilyn R. Carroll, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, J. M. Rutledge and wife, Betty S. Rutledge,

have this day bargained and sold, and do hereby transfer and convey unto the said Bill J. Carroll and wife, Marilyn R. Carroll their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Register's Office for said County, as follows:

Beginning at a point on the southerly margin of Lumar Lane at the common corner of Lots 94 and 95; thence with the line between said lots southerly 335.7 feet to a point; thence northwesterly 172 feet to the easterly margin of Knobview Drive; thence with the margin of the same, northerly 232.38 feet to the beginning of a curve; thence with said curve, northeasterly 31.42 feet to the southerly margin of Lumar Lane; thence with the margin of the same easterly 110 feet to the beginning.

Being part of the same property conveyed to J. M. Rutledge and wife, Betty S. Rutledge, by deed from W. H. Freeman and wife, as of record in Book 2334, page 81 Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April 1970

Notary Public

My commission expires: ~~10/24/70~~ 5/7/73 (Affix Seal)

This is unimproved ( ) 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 Bill J. Carroll and wife, Marilyn R. Carroll 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Bill J. Carroll and wife, Marilyn R. Carroll their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30th day of 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.

X J. M. Rutledge
J. M. Rutledge

X Betty S. Rutledge
Betty S. Rutledge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert E. Burch *a Notary Public in and for said County and State,* J. M. Rutledge and wife Betty S. Rutledge

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 *this* 30th *day of* April, *19* 70

Robert E. Burch
Notary Public

Commission expires ~~10/24/70~~ 5/5/73

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 .....

MAY-5 70	CONV	28,000.00				
MAY-5 70	S'TAX		A*	72.80		
MAY-5 70	PR'FEE		A*	.50		
MAY-5 70	W'DEED		A*	3.00	*	76.30

WARRANTY DEED

FROM

J. M. Rutledge & wife Betty S.

TO

Bill J. Carroll, et ux

A 76470

IDENTIF. REFERENCE

MAY 5 12 44 PM '70

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

Dobson & Johnson, Inc.