BOOK 4428 PAGE 641

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| William A. Blackburn, Jr. (NAME) | Security Fed. Sav.& Loan Assn. (NAME) | Map 160-2 |
| 5309 Forest Acres Drive, (STREET ADDRESS OR ROUTE NUMBER) | 500 Union Street (STREET ADDRESS) | Par. 44 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

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

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee herein, of an unpaid principal balance of $37,369.07 of an original note dated September 13, 1968, in the amount of $38,000.00, which note is secured by a Deed of Trust executed by Jack H. Dalton and wife, to Everett A. Covington, Jr., Trustee, of record in book 4269, page 444, Register's Office for Davidson County, Tennessee.

We, Jack H. Dalton and wife, Jeanette R. Dalton

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

William A. Blackburn, Jr., his

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

Land in Davidson County, Tennessee, being lot No. 183 on the Plan of Oak Hill Estates, Section I, as of record in book 3700, pages 118, 119 and 120, Register's Office for said County.

Said lot No. 183 fronts 140 feet on the easterly side of Forrest Acres Drive, and extends back 404.38 feet on the northerly line and 458.70 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 110.67 feet thereon.

Being the same property conveyed to Jack H. Dalton and wife, Jeanette R. Dalton, by deed from J. B. Downey, Trustee, of record in book 4269, page 442, said Register's Office.

This conveyance is made subject to restrictions of record in book 4122, page 739, Register's Office for Davidson County, Tennessee, and ten-foot public utility and drainage easement, 15-foot utility and drainage easement, anchor easement, 130-foot setback line from Forest Acres Drive and conditions of owners certificate as shown on plan of record in book 3700, page 119, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $59,500.00

Subscribed and sworn to before me, this the 30th day of June 19 70.

Affiant

My commission expires: April 15, 1971. (Affix Seal)

Notary Public

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*

William A. Blackburn, Jr., his

*(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 set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

William A. Blackburn, Jr., his

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 30th *day of* June, 19 70.

Jack H. Dalton

Jeanette R. Dalton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Hugh J. Bradley, *a Notary Public in and for said County and State,* Jack H. Dalton and Jeanette R. Dalton, *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* 30th *day of* June, *19* 70.

Hugh J. Bradley
*Notary Public*

*Commission expires* April 15, 1971.

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL-1 70 | CONV | 59,500.00 | | | | |
| JUL-1 70 | S'TAX | | A* | 154.70 | | |
| JUL-1 70 | PR'FEE | | A* | .50 | | |
| JUL-1 70 | W'DEED | | A* | 3.00 | * | 158.20 |

**WARRANTY DEED**

FROM

Jack H. Dalton et ux

TO

William A. Blackburn, Jr.

File: Security Fed. box

A 82451

IDENTIF. REFERENCE

JUL 1 2 29 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