BOOK 4435 PAGE 864

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Reed E. Roberts et ux.	Dobson & Johnson, Inc.	Map. 142-2
(NAME)	(NAME)	
109 Carriage Drive	J. C. Bradford Building	Par. 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand One Hundred and No/100 ($25,100.00)---------- *Dollars,*

of which $4,184.25 has been paid in cash by Reed E. Roberts and wife, Myrtle O. Roberts, the receipt of which is hereby acknowledged and the said Reed E. Roberts and wife, Myrtle O. Roberts assumes and agrees to pay the unpaid balance of $20,915.75 of an original indebtedness of $21,200.00, secured by deed of trust of record in book 4308, page 267, Register's Office for Davidson County, Tennessee,

we, Leo Eckhardt Realty Company, Inc., a Tennessee Corporation

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

Reed E. Roberts and wife, Myrtle O. Roberts, their

(successors), heirs and assigns,

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

Being Lot No. 34 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, page 92, Register's Office for said County. Said Lot No. 34 fronts 88 feet on the westerly side of Carriage Drive and runs back between lines 151.2 feet on the northerly side and 147.0 feet on the southerly line to a line in the rear on which it measures 79.0 feet.
Being the same property conveyed to Leo Eckhardt Realty Company, Inc., by deed from John C. Walton, Jr, and wife, Kathaleen N. Walton of record in book 4400, page 56, Register's Office for said County.

Prepared by:
Dodgo & Stanton
Stahlman Bldg.
Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 25,100.00

Subscribed and sworn to before me, this the 31st day of July 1970.

Affiant: Reed E. Roberts

Affiant: Leo Eckhardt Realty Co., Inc.

My commission expires: April 26, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (x) property, known as 109 Carriage Drive, Nashville, Tennessee
(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

Reed E. Roberts and wife, Myrtle O. Roberts, 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.*

Grantor *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Reed E. Roberts and wife, Myrtle O. Roberts, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand* s *this* 31st *day of* July, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LEO ECKHARDT REALTY COMPANY, INC.

By Leo Eckhardt
President.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

..... *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, Mary Emery *, a Notary Public of the State and County aforesaid, personally appeared* Leo Eckhardt *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Leo Eckhardt Realty Company, 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* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 31st *day of* July *19* 70

Mary Emery *Notary Public*

Commission expires June 6, 1972

MARY EMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Guaranty Title 208283

WARRANTY DEED

FROM

Leo Eckhardt Realty Company, Inc.

TO

Reed E. Roberts, et ux

A 85653

IDENTIF. REFERENCE

AUG 3 2 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-3 70	CONV	25,100.00				
AUG-3 70 S'TAX			A*	65.26		
AUG-3 70 PB'FEE			A*	.50		
AUG-3 70	W'DEED		A*	3.00	*	68.76

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE