BOOK 4508 PAGE 50

# 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: | MAP, PARCEL NUMBER |
|---|---|---|
| Acuff-Rose Publications, Inc. (NAME) | same (NAME) | Map 118 R |
| 2510 Franklin Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pc. 205 |
| Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

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

Cash paid by Acuff-Rose Publications, Inc. and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Edward W. Sklar and wife, Mary C. Sklar,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Acuff-Rose Publications, Inc., a Tennessee corporation, its

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

Being a certain Lot No. 33 on the Plan of George I. Waddey's Subdivision of Westwood, a plan of which is of record in Book No. 332, page 99, Register's Office, Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the westerly side of Seventh Avenue South, extended, and runs back between parallel lines to an alley in the rear.

Being the same property conveyed to Edward W. Sklar, by deed from D. W. Gardner and wife, as of record in Book 831, page 198, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 1st day of June 1971

Affiant

My commission expires: 8-9-72 (Affix Seal)

Notary Public

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* Acuff-Rose Publications, Inc., a Tennessee corporation, its

*(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 *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Acuff-Rose Publications, Inc., a Tennessee corporation, its

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

*Witness* our *hand* s *this* 1st *day of* June, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Edward W Sklar
Edward W. Sklar

x Mary C. Sklar
Mary C. Sklar

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Cocke }

*Personally appeared before me,* Maurice M. Roberts, *a Notary Public in and for said County and State,* Edward W. Sklar and wife, Mary C. Sklar,

*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* Newport, *Tennessee, this* 3rd *day of* June, *19*71.

Maurice M. Roberts *Notary Public*

*Commission expires* 4/12/74

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* .....

JUN-4-71 CONV 25,000.00
JUN-4-71 S'TAX A* 65.00
JUN-4-71 PR'FEE A* .50
JUN-4-71 W'DEED A* 3.00 * 68.50

**WARRANTY DEED**

FROM
Edward W. Sklar, et ux
TO
Acuff-Rose Publications, Inc.

B 17567

IDENTIF. REFERENCE

JUN 4 1 40 PM '71

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 250-2650
NASHVILLE, TENNESSEE

File
Dobson & Johnson, Inc.