BOOK 4515 PAGE 954

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
C. B. Neely, et al (NAME)	Dobson & Johnson, Inc. (NAME)	Map 74-16
2034 Hickory Hill Lane (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 151
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

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

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

Cash paid by C. B. Neely and wife, Nell G. Neely, and Carlene N. Alspaugh, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $25,750.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated Nov. 3, 1965, and recorded in book 3955, page 451, Register's Office for Davidson County, Tennessee, which debt the grantee herein assumed and agrees to pay as part payment of the purchase price. ***

We, Robert E. Hite, Jr. and wife, Barbara L. Hite,

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

C. B. Neely and wife, Nell G. Neely, and Carlene N. Alspaugh,

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

Being Lot No. 20 on the Plan of Section I, Stones River Estates, as of record in Book 2900, page 139, Register's Office for said County.

Said Lot No. 20 fronts 136.79 feet on the northerly side of Hickory Hill Lane and extends back 150.79 feet on the easterly line and 95.13 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 138.25 feet thereon.

Being the same property conveyed to Robert E. Hite, Jr., and wife, Barbara L. Hite, by deed from Robert R. Smith and wife, as of record in Book 3955, page 449, said Register's Office.

***

The grantee further hereby assumes the obligations of Robert E. Hite, Jr. and wife, Barbara L. Hite under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,950.00

Subscribed and sworn to before me, this the 15th day of June, 19 71

Affiant David C. Kipp

My commission expires 8/9/72 (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

C. B. Neely and wife, Nell G. Neely, and Carlene N. Alspaugh, their

~~XXXXX~~ *(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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. B. Neely and wife, Nell G. Neely, and Carlene N. Alspaugh, their

~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *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 Robert E. Hite, Jr.
Robert E. Hite, Jr.

X Barbara L. Hite
Barbara L. Hite

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, BEVERLY JO WOMBLE, *a Notary Public in and for said County and State,* Robert E. Hite, Jr. and wife, Barbara L. Hite, *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* 15th *day of* June, *19* 71.

Beverly Jo Womble *Notary Public*

Commission expires 8-9-72

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 30 7 CONV 33,950.00
JUN 30 7 STAX A* 88.14
JUN 30 7 PRFEE A* .50
JUN 30 7 RDEED A* 3.00 * 91.64

WARRANTY DEED

FROM

Robert E. Hite, Jr., et ux

TO

C. B. Neely, et al

B 21087

IDENTIF. REFERENCE

JUN 30 11 15 AM '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 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.