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

BOOK 4529 PAGE 786

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John J. Magyar (NAME)	Dobson & Johnson, Inc. (NAME)	Map 75-9
218 Bonnaoaks Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 213
Hermitage, 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 John J. Magyar and wife, Carol W. Magyar, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James G. Roberts and wife, Virda Arlene Roberts,

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Magyar and wife, Carol W. Magyar, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 1075 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in book 3600, page 97, Register's Office for said County.

Said lot No. 1075 fronts 92.82 feet on the southwesterly margin of Bonnaoaks Drive, and runs back between lines measuring 156.65 feet on the northwesterly line and 116.1 feet on the southeasterly line to a dead line in the rear measuring 81.18 feet thereon.

Being the same property conveyed to James G. Roberts and wife, Virda Arlene Roberts, by deed of record in book 4450, page 407, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 12th day of August, 19 71

Affiant

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 John J. Magyar and wife, Carol W. Magyar, 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 *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John J. Magyar and wife, Carol W. Magyar, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 12th *day of* August, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James G. Roberts
James G. Roberts

X Virda Arlene Roberts
Virda Arlene Roberts

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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,* James G. Roberts and wife, Virda Arlene Roberts, *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* 12th *day of* August, *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 .....

AUG 17 CONV 21,500.00
AUG 17 S TAX A* 55.90
AUG 17 PR FEE A* .50
AUG 17 W DEED A* 4.00 * 60.40

WARRANTY DEED

FROM
James G. Roberts, et ux

TO
John J. Magyar, et ux

B 27213

IDENTIF. REFERENCE

AUG 17 1 39 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 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.