BOOK 4733 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Lamar Sitton et ux	Commerce Union Bank	104-9-47
(NAME) 3727 Central Avenue	(NAME) Main Office	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and no/100----------
----------($20,000.00)----------
Dollars,

of which $7,152.19 has been paid in cash by Walter Lamar Sitton and wife, Beverly Ann Sitton, and for the remainder $12,847.81 the said Walter Lamar Sitton and wife, Beverly Ann Sitton have assumed and agree to pay the unpaid balance of $12,847.81 of an original indebtedness of $13,950.00 secured by deed of trust in book 4189, page 260, Register's Office for Davidson County, Tennessee.

We, Ronald W. Magin and wife, Charlene Eda Magin

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

Walter Lamar Sitton and wife, Beverly Ann Sitton, their

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

Being Lot No. 180 on the Map of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.
Said Lot No. 180 fronts 50 feet on the south side of Central Avenue and runs back between parallel lines, 192.5 feet to an alley.
Being the same property conveyed to Ronald W. Magin and wife, Charlene Eda Magin, by deed from Helen Jernigan Nolan, of record in Book 4189, page 259, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Dewey W. Pedigo CME
Of The Law Firm Pedigo & Salmon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 1st day of August 1973

Affiant Walter Lamar Sitton

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Evans

This is unimproved ( ) improved (X) property, known as 3727 Central Avenue, 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

Walter Lamar Sitton and wife, Beverly Ann Sitton, 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* Walter Lamar Sitton and wife, Beverly Ann Sitton,

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

Witness our hand s this 30th day of July, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald W. Magin

Charlene Eda Magin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoch, a Notary Public in and for said County and State, Ronald W. Magin and wife, Charlene Eda Magin

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 July, 1973.

Mary Enoch
Notary Public

Commission expires 4/25/76

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 ...

PLEASE RETURN TO 2/1/74
CHICAGO TITLE
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

RONALD W. MAGIN ET UX
TO
WALTER LAMAR SITTON ET UX

C 1 7 8 1 0

IDENTIF. REFERENCE

AUG 2 8 41 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG-2[illegible]	CONV	20,000.00				
AUG-2[illegible]	S TAX		A*	52.00		
AUG-2[illegible]	PR FEE		A*	.50		
AUG-2[illegible]	W DEED		A*	4.00	*	56.50

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE