BOOK 4879 PAGE 289

This Instrument Was Prepared
By WILLIAM C. BOYERS, ATTY.
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
ROY H. HILTON	LOVELL & MALONE, INC.	
(NAME)	(NAME)	14-11
2222 Aubrey Court	P. O. Box 2663, Uptown Station	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 29
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - DOLLARS cash in hand paid by ROY H. HILTON AND WIFE, NEITA RAE HILTON and other valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by the Grantee a note in an original amount of $8200.00, dated May 23, 1961, bearing interest at 5½% per annum, and reduced by payment to an unpaid principal balance of $6045.51. Said note is secured by and described in a deed of trust executed by W. K. Willoughby and wife, Beverly Ann Willoughby, to James E. Malone, Trustee, which appears of record in Book 3238, page 611, Register's Office for Davidson County, Tennessee, to which reference is here made for a more accurate description of said note;

I, Robert C. Swann
have bargained and sold, and by these presents do transfer and convey unto the said
ROY H. HILTON AND WIFE, NEITA RAE HILTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows:

Being Lot No. 96 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot fronts 25 feet on the westerly side of Aubrey Court and runs back between lines 465 feet on the north line and 294.7 feet on the southeasterly line to a dead line in the rear, on which it measures 348.3 feet.

This tract is improved and is known as 2223 Aubrey Court, Nashville, Tennessee.

BEING the same property conveyed to ROBERT C. SWANN by deed from W. K. Willoughby and wife, Beverly Ann Willoughby as of record in Book 3672, page 475, Register's Office for Davidson County, Tennessee.

The escrow account held in connection with said loan is hereby transferred and assigned to Grantee.

JAN-6 75	CONV	10,545.51			
JAN-6 75	S'TAX		A*	27.30	
JAN-6 75	PR'FEE		A*	.50	
JAN-6 75	W'DEED		A*	4.00	* 31.80

unimproved ( )
This is improved (X) property, known as 2223 Aubrey Court
(House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of December, 19 74.

Robert C. Swann
(Robert C. Swann)

BOOK 4879 PAGE 290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ellen F. Gammon, a Notary Public in and for said County and State, the within named ROBERT C. SWANN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1974.

My commission expires 11/26/78 Notary Public Ellen F. Gammon

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,545.51
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Roy H. Hilton
X Neita R. Hilton

Sworn to and subscribed before me this 3 day of Jan, 19 75.

My commission expires 4-11-77 Notary Public W. D. Tippit, Jr.

This instrument was prepared by:

Name	Address

WARRANTY DEED

FROM

ROBERT C. SWANN

TO

ROY H. HILTON AND WIFE,

NEITA RAE HILTON

C 83332

IDENTIF. REFERENCE

JAN 6 8 39 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219