This Instrument Was Prepared By

Dewey W. Pedigo (MEP)

Of The Law Firm of Pedigo & Samdon

Stahlman Building: Nashville, Tennessee

BOOK 4968 PAGE 443

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bessie E. Griffin	Same	15DA-53440
(NAME) 1203 Rosebank Court	(NAME)	83-4-210
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand and no/100 ---------- ----------($24,000.00) ---------- *Dollars,*

cash in hand paid by Bessie E. Griffin, the receipt of which is hereby acknowledged,

We, George C. Pilkerton and Jeanette Phillips,

have this day bargained and sold, and do hereby transfer and convey unto the said Bessie E. Griffin,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Map of Sec. I Rosewood Heights, of record in Book 2133, page 38, Register's Office for said County.

Said Lot fronts 82 feet on the west side of Rosebank Court and runs back between lines, 230 feet on the north line and 242.9 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 28 feet.

Being the same property conveyed to Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, by deed from John D. Dungey and wife, Mary T. Dungey, of record in Book 2746, page 503, Register's Office for said County, the said Greeley Franklin Pilkerton and wife, Reba S. Pilkerton having since died leaving George C. Pilkerton and Jeanette Phillips as their only heirs-at-law, the said Greeley Franklin Pilkerton having predeceased Reba S. Pilkerton, and Reba Pilkerton died testate devising the property to Jeanette Pilkerton Phillips and George Calvin Pilkerton.

George C. Pilkerton is one and the same as George Calvin Pilkerton, and Jeanette Pilkerton Phillips is one and the same as Jeanette Phillips.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 30th day of April 19 75

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 1203 Rosebank Court, 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 Bessie E. Griffin, her *(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 taxes for 1975 which are prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bessie E. Griffin, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 26th day of April, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George C. Pilkerton

Jeanette Phillips

STATE OF TENNESSEE }
COUNTY OF ~~MAURY~~ DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Jeanette Phillips, one of

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

Witness my hand and official seal at ~~Columbia~~ Nashville, Tennessee, this 30th day of April, 1975.

Mary Ensey
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 .....

STATE OF VIRGINIA
COUNTY OF Portsmouth

Personally appeared before me, Phyllis Cockrell, a Notary Public in and for said County and State, George C. Pilkerton, one of the within named bargainors, 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 Chesapeake, Virginia, this 24th day of April, 1975.

Phyllis Cockrell
Notary Public

Commission expires: July 18 1978

APR30 75 CONV 24,000.00
APR30 75 S'TAX A* 62.40
APR30 75 PB'FEE A* .50
APR30 75 W'DEED A* 4.00 * 66.90

C 96311

IDENTIF. REFERENCE

APR 30 2 17 PH '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM George C. Pilkerton et al.

TO Bessie E. Griffin

226030

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
[illegible] INS. CO.
[illegible] BLDG.
[illegible], TENN. 37201