This instrument prepared by;
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4946 PAGE 130

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. H. Rose et ux.	Same	142-2-16
(NAME) 7428 Highway 70S	(NAME)	9D-559
(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 Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by J. H. Rose and wife, Imogene G. Rose, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said J. H. Rose and wife, Imogene G. Rose have assumed and agreed to pay the unpaid balance of an original indebtedness of $30,660.00 secured by deed of trust of record in book 4850, page 428, Register's Office for Davidson County, Tennessee,

We, John B. Turner and wife, Beverly J. Turner,

have this day bargained and sold, and do hereby transfer and convey unto the said J. H. Rose and wife, Imogene G. Rose, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16, Cross Timbers, Section 1, of record in Book 3700, page 37, Register's Office for said County.

Said Lot No. 16 fronts 100 feet along the northerly margin of Bristol-Memphis Highway (Hwy. #70 South) and runs back 200 feet between parallel lines to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to John B. Turner and wife, Beverly J. Turner, by deed from Ivan Piedrahita and wife, Aida Piedrahita, of record in Book 4850, page 424, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,449.59

Subscribed and sworn to before me, this the 27th day of August 19 75

Affiant J H Rose

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

Notary Public Mary Emma

This is unimproved ( ) improved (X) property, known as 7428 Highway 70S, 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 J. H. Rose and wife, Imogene G. Rose, 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 except as above set out, and taxes for 1975 which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said J. H. Rose and wife, Imogene G. Rose, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 27th day of August, 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.

John B. Turner

Beverly J. Turner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, E. M. Culver, a Notary Public in and for said County and State, John B. Turner and wife, Beverly J. Turner,

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 8th day of August, 19 75.

E. M. CULVER NOTARY PUBLIC DAVIDSON COUNTY, TN

E M Culver Notary Public

My commission expires Apr. 8th 1976

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 28 75	CONV	41,449.69			
AUG 28 75	S'TAX		A*	107.64	
AUG 28 75	PR'FEE		A*	.50	
AUG 28 75	W'DEED		A*	4.00	* 112.14

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMER. FIRST NAT'L BLDG.

WARRANTY DEED

FROM
John B. Turner et ux.

TO
J. H. Rose et ux.

D 13250

T
IDENTIFICATION REFERENCE

AUG 28 2 27 PM '75

FEE $ REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

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