BOOK 5265 PAGE 789

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Kroutter, Sr., et ux (NAME:)	Guaranty Mortgage Co. (NAME:)	Map 83-7
808 Washington Ave. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 84
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten----------
----------($10.00)----------
DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust of record in Book 3275, page 603, Register's Office for Davidson County, Tenn. I, Mary Ruth Wynne Barnard, a widow, ~~_____~~ **have bargained and sold, and by these presents do transfer and convey unto the said** ~~John William Kroutter, Sr. & wife, Adelaide E.E. Kroutter, their~~ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 45 in the Subdivision of Robert E. Powers' Lands, in the old 18th District of said County, a plan of which is of record in Book 421, page 56, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the east side of Washington Avenue and extends back on the north line 119 feet and on the south line 132 feet, to the west margin of the right-of-way of the Lewisburg & Northern Railroad, on which it measures 51 feet.

Being the same property conveyed to Robert H. Barnard and wife, Mary Ruth Wynne Barnard by deed of record in Book 3835, page 613, said Register's Office. The said Robert H. Barnard is now deceased.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

This deed was prepared by John I. Harris, Jr., Attorney, 1119 Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 9000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1968.
Deputy Register

This is improved (X) unimproved ( ) property, known as 808 Washington Avenue (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town) (Postal Zone)

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. Wherever 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 my **hand** this 28th **day of** September, **19** 67

John William Kroutter, Sr.

Mary Ruth Wynne Barnard

~~Mrs. Adelaide E.E. Kroutter~~

Mrs. Adelaide E.E. Kroutter

Recorded in Davidson County
Tennessee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Mary Ruth Wynne Barnard

the bargainor, 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 Nashville, Tennessee, this 28 day of September 1967

Commission expires 4-26-1970

Edna S. Woods
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ~~[illegible]~~ P. K. Nees, a Notary Public within and for the State and County aforesaid, personally appeared John William Kroutter, Sr. & Adelaide F.E. Kroutter with whom I am personally acquainted and who upon (this oath) acknowledged (himself) to be the ~~and~~ respectively of the the within named bargainor, a corporation, and that (he) as such and (they) being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at Nashville, Tennessee on this the 5 day of Nov, 1967

My commission expires 11-1-70

P. K. Nees
Notary Public

WARRANTY DEED

FROM
Mary Ruth Wynne Barnard

TO
John William Kroutter, Sr.
et ux

E 56380

IDENTIF. REFERENCE

MAR 27 12 04 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 27 78	CONV	*9,000.00			
MAR 27 78	S'TAX		B*	23.40	
MAR 27 78	PR'FEE		B*	.50	
MAR 27 78	W'DEED		B*	4.00	* 27.90