K 3765

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Miss Frankie M. Roberts (NAME)	Miss Frankie M. Roberts (NAME)	3D-71180 & 71185
4826 Humble Drive (STREET ADDRESS OR ROUTE NUMBER)	4826 Humble Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by MISS FRANKIE M. ROBERTS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, CECIL D. CHANCE, UNMARRIED

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 86 and 87 on the Plan of River View Subdivision, as of record in Book 54 7, pages 94 and 95, Register's Office for said County, and described according to a revised and corrected plan, which is not of record, and described as follows:
BEGINNING at a point in the westerly margin of Riverview Avenue, at the corner of Lots Nos. 85 and 86; thence with the line between said lots, westerly passing the top of a bluff at 142.7 feet, a total distance of 164.7 feet to the margin of Cumberland River shown on said plan; thence with the margin of said River, northerly 97.8 feet more or less to the corner of Lot No. 88; thence with the line between Lots 87 and 88, easterly passing the top of the bluff at 25 feet more or less, a total distance of 161.8 feet to the westerly margin of Riverview Avenue; thence with the margin of the same, southerly 99.3 feet to the point of beginning.
Being the same property conveyed to Cecil D. Chance, by two deeds from G. W. Allen & Co. Inc., as of record in Book 3402, page 503, and in Book 3505, page 275, said Register's Office.

It is agreed that no trailer or temporary dwelling shall be placed or erected on this property and that any dwelling erected on this property shall contain no less than 1000 square feet of living area. These restrictions shall be binding on the grantee, her heirs and assigns and shall run with the land for a period of 30 years from date.

This is unimproved ( ) improved ( ) property, known as ---------- (House Number) ---------- (Street) ---------- 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.

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 27th day of May, 19 64

Cecil D. Chance

STATE TAX $ 3.45
PROBATE .50
TOTAL $ 3.95

STATE OF TENNESSEE
DAVIDSON COUNTY

MAY 28 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Cecil D. Chance, Unmarried, the 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 Nashville, Tennessee, this 27th day of May, 19 64

PAID MAY 28 1964
CC.

Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2¢
DOCUMENTARY

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAY A.D. 1964 at 3:30 o'clock P.M.
Noted in Book 1107 Page 107
Recorded in Book 3765 Page 277
Fees: $1.50
Registered
Deputy Reg.

MISS FRANKIE ROBERTS
REGISTER STAMP BELOW

CECIL D. CHANCE, UNMARRIED
To

Warranty Deed
G-170550-mas
From
32006

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

PG 277