WARRANTY DEED

BOOK 3793 PAGE 507

For and in consideration of the sum of ~~$10.00~~ ---------- Ten and no/100---------- *DOLLARS*

Cash paid by Harry Baer and Wife, Bettye F. Baer, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Village Builders, Inc.

has ~~MXXX~~ *bargained and sold, and by these presents do transfer and convey unto the said* Harry Baer and Wife, Bettye F. Baer

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of West Meade Estates, Section 4, as of record in Book 3300, page 61, Register's Office for said County.

Said Lot No. 31 fronts 110 feet on the southwesterly side of West Meade Drive and extends back 363.1 feet on the southeasterly line and 339 feet on the northwesterly line to a dead line, measuring 119.25 feet thereon.

Being part of the real property conveyed to Village Builders, Inc., by deed from Fidelity Investment and Bond Corporation, dated December 18, 1963, filed December 20, 1963, and recorded in book 3672, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Baer and Wife, Bettye F. Baer

their *heirs and assigns, forever.*

And it does ~~do~~covenant with the said Harry Baer and Wife, Bettye F. Baer *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Village Builders, Inc.

do further covenant and bind itself, its/successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to the said land to the said* Harry Baer and Wife, Bettye F. Baer

their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 22nd *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fidelity Investment and Bond Corp.

by Clinton W. Johnson
Exec. Vice President

Village Builders, Inc.

By James S. Jones
President

Fidelity Investment and Bond Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all right of repurchase of said lot reserved to it in restrictions of record in Book 3399, Page 272, Register's Office for Davidson County, Tennessee. But such waiver and release shall apply only to the transfer of said lot to Harry Baer and Wife, Bettye F. Baer, any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, Gloria Riches, a Notary Public of the State and County aforesaid, personally appeared Albert W. Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Exec. Vice President of the Fidelity Investment and Bond Corporation, the within named bargainor, a corporation, and that he as such Exec. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Executive Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of July, 19 64.

Gloria Riches Notary Public

Commission expires 2-5-67

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gloria Riches, a Notary Public of the State and County aforesaid, personally appeared James S. Jones, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Village Builders, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of July, 19 64.

Gloria Riches Notary Public

Commission expires 2-5-67



STATE TAX $ 42.50
PROBATE
TOTAL $ 42.50

JUL 23 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 23 1964

CC

$33,600.00

WARRANTY DEED

FROM
Village Builders, Inc.

TO
Harry Baer and Wife,
Bettye F. Baer

43014

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 23 2 07 PM '64

NOTED: BOOK 109 PAGE 562
RECORDING FEE $ 2.25
DEP. REG. M

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DOBSON & JOHNSON, INC.

3740