WARRANTY DEED

BOOK 3808 PAGE 130

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Mr & Mrs Chris C. Berry Jr.	15D-50574
(NAME:	(NAME:	
	1903 Rosebank Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash and other good and valuable considerations, including the assumption and agreement of purchasers to pay balance of note dated March 16, 1961, for $9700.00, payable to First Federal Savings & Loan Association of Nashville, executed by Wilson M. and Jane B. Dillard to Louis R. Linx, Trustee, of record in Book 3208, page 123, Register's Office for Davidson County, Tennessee,

I, Wilson M. Dillard,

have bargained and sold, and by these presents do transfer and convey unto the said Chris C. Berry, Jr. and wife, Betty Britt Berry, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 14, Section I, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 14 fronts 75 feet on the southerly side of Rosebank Avenue, and runs back 137.2 feet on the westerly line and 140.2 feet on the easterly line, to a dead line in the rear on which it measures 75.07 feet.

Being the same property conveyed to Wilson M. Dillard, by deed from Riverwood Homes, Inc., as of record in Book 3186, page 27, said Register's Office; and by deed from Jane Bush Dillard, as of record in Book 3792, page 408, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 3031, page 604, said Register's Office; and the recorded plan shows an Owner's Certificate, a 30-foot set-back line from Rosebank Avenue, and a 10-foot easement along the southerly rear line of the lot for public utilities.

1964 taxes are to be paid by purchasers.

******** Although said Jane Bush Dillard has conveyed all of her right, title and interest in said property to said Wilson M. Dillard, by deed of record in Book 3792, page 408, said Register's Office, she joins in this instrument because of the requirement of Tennessee Title Company in issuing a title policy on said property.

BOOK 3808 PAGE 131

This is unimproved ( ) improved (X) property, known as 1903 Rosebank Avenue, (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chris C. Berry, Jr. and wife, Betty Britt Berry, their *heirs and assigns, forever.*

And we *do covenant with the said* Chris C. Berry, Jr. and wife, Betty Britt Berry, *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,* except for balance owing under Deed of Trust hereinabove assumed by purchasers.

And I, Wilson M. Dillard,

do further covenant and bind myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Chris C. Berry, Jr., et ux, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* September, *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.*

Wilson M. Dillard

Jane Bush Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named Wilson M. Dillard and Jane Bush Dillard

the 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 2 day of September, 1964.

Ann Williams, Notary Public.

Commission Expires Oct 31, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

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

....., Notary Public.

Commission Expires.....

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.....

BOOK 3808 PAGE 133

STATE TAX $ 24.30
PROBATE .50
TOTAL $ 24.80

SEP 2 1964

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

PAID SEP 2 1964

CT

WARRANTY DEED

FROM

WILSON M. DILLARD

TO

CHRIS C. BERRY, JR., et ux

1903 Pinehurst Ave
Nashville

48859

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 2 3 55 PM '64

NOTED: BOOK 109 PAGE 834
RECORDING FEE $ 2.00
DEP. REG. X

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Andrew D. Tanner