Owners Name Richard E Vines + Etu
612 Shady Lane
Nashville Tenn.

BOOK 3816 PAGE 837

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15DA 48385
SEND TAX NOTICES TO: Fidelity Federal Savings & Loan Assn.
ADDRESS: 401 Union Street, Nashville, Tenn. 37219

For and in Consideration of the sum of ($14,000.00)

- - - - - - - - - - - - - - Fourteen Thousand & No/100 - - - - - - - - - - DOLLARS

of which the sum of $4,220.34 has been paid in Cash by Richard E. Vines and wife, Minerva A. Vines, the Grantees hereinafter named, the Receipt of which is hereby Acknowledged, and for the remainder, the said Grantees hereby assume and agree to pay to the Fidelity Federal Savings & Loan Assn. of Nashville the sum of $9,779.66, being the unpaid balance of one (1) note dated October 2, 1961, in the original principal amount of $10,800.00, now reduced to $9,779.66, payable in monthly installments of $77.38 each, including principal and interest at the rate of 5% per annum, plus 1% service fee, said note being secured by a Deed of Trust executed by Travis J. Pepper, Jr., and wife, Marjorie Green Pepper, to Vaden Lackey, Jr., Trustee, of record in Book 3290, Page 553, R.O.D.C., Tenn.

The Escrow Account in the amount of $302.55 now held by the Fidelity Federal Savings & Loan Association of Nashville is to be transferred to the said Grantees without any cost for said transfer.

We, Clarence H. McIntyre and wife, Ethel L. McIntyre,
have bargained and sold, and by these presents do transfer and convey unto the said
Richard E. Vines and wife, Minerva A. Vines,
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. 105 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

SAID Lot No. 105 fronts 75 feet on the westerly side of Shady Lane and runs back between lines, 160.3 feet on the northerly line and 154 feet on the southerly line, to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Clarence H. McIntyre and wife, Ethel L. McIntyre, by Warranty Deed from Arteva Ray, Unmarried, of record in Book 3803, Page 490, Register's Office for Davidson County, Tennessee.

This tract is improved and shown on the Tax Records as 612 Shady Lane, Nashville, Tennessee.

Said property, as above described, is conveyed subject to:

1. Restrictive Covenants of record in Book 1140, Page 182, and Book 1181, Page 401, Register's Office for DavidsonCounty, Tennessee.

2. The Plan of record in Book 1130, Page 34, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Shady Lane and a 10 foot easement for Public Utility purposes along the rear line of said lot.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard E. Vines and wife, Minerva A. Vines, their heirs and assigns, forever.

And We do covenant with the said Richard E. Vines and wife, Minerva A. Vines, 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 as hereinabove stated and taxes for the year 1964, which are prorated in the Settlement and assumed by the Grantees.

And We, Clarence H. McIntyre and wife, Ethel L. McIntyre, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard E. Vines and wife, Minerva A. Vines, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of September 1964

Clarence H. McIntyre

Ethel L. McIntyre

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, R. C. Vardell, a Notary Public in and for said County and State, the within named Clarence H. McIntyre and Ethel L. McIntyre,

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

Witness my hand and official seal at Nashville, Tennessee, this 4 day of September, 1964.

R. C. Vardell, Notary Public

Commission Expires February 7, 1968

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , 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 on this the

day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Clarence H. McD[illegible], Et Ux

TO

Richard E. Vines, Et

52340

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 29 1 54 PM '64

NOTE BOOK 110 PAGE 134
RECORDING FEE 2.00
DEP. REG. C.

STATE TAX $ 21.00
PROBATE .50
TOTAL $ 21.50

SEP 29 1964

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

PAID SEP 29 1964 CT