BOOK 3817 PAGE 397

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Everett L. Mayes	~~Everett L. Mayes~~ Guaranty Title Co	12D-38675
(NAME)	(NAME)	
217 Kennith Drive	~~217 Kennith Drive~~ 316 Union	MAP 60-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	PAR 6
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	EW

For and in Consideration of the sum of Twelve Thousand and no/100 ----------
----------($12,000.00)---------- *DOLLARS*

of which $3,560.44 has been paid in cash by Everett L. Mayes and wife, Nellie W. Mayes, the receipt of which is hereby acknowledged, and for the remainder the said Everett L. Mayes and wife have assumed and agree to pay the unpaid balance of $8,439.56 of an original indebtedness of $10,700.00 secured by deed of trust of record in book 2561, page 1, Register's Office for Davidson County, Tennessee,

We, Robert L. Ireland and wife, Barbara E. Ireland,

have bargained and sold, and by these presents do transfer and convey unto the said Everett L. Mayes and wife, Nellie W. Mayes, their

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

Being in the 12th, formerly the 17th, Civil District of said County and State, being lot No. 58 on the Plan of Hillhurst Acres, Section 2, as of record in book 2331, page 70, Register's Office for said County.
Said lot No. 58 fronts 161.65 feet on the northerly side of Kennith Drive and extends back 208.8 feet on the westerly line and 300.9 feet on the easterly line to a dead line, measuring 184.7 feet thereon.
Being the same real property conveyed to Robert L. Ireland and wife, Barbara E. Ireland, by deed from Fred Allen and wife, of record in book 3223, page 493, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the northerly and easterly lines of premises, 40-foot building setback line from Kennith Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 70, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2449, page 25, said Register's Office.

unimproved ( )
This is improved (X) property, known as 217 Kennith Drive, Nashville, Tennessee
(House Number) (Street) 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 Everett L. Mayes and wife, Nellie W. Mayes, their *heirs and assigns, forever.*

And we *do covenant with the said* Everett L. Mayes and wife, Nellie W. Mayes *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 taxes for 1964 which are prorated and assumed by the grantees, and by deed of trust as above 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* Everett L. Mayes and wife, Nellie W. Mayes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand,* s *this* 22nd *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.*

x Robert L. Ireland
Robert L. Ireland

x Barbara E. Ireland
Barbara E. Ireland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ~~Robert L. Ireland and wife, Barbara E.~~ Ireland,

.....

*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* ..... *day of* ~~September~~, *19*~~64~~.

....., *Notary Public.*

Commission Expires .....

STATE OF ILLINOIS
COUNTY OF Fulton

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Robert L. Ireland and wife, Barbara E. Ireland

.....

*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 Astoria, Illinois, *this* 28th *day of* September, *19*64.

Thomas H. Ingell, *Notary Public.*

Commission Expires Oct 24, 1964

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 .....

5 2 3 1 1

BOOK 3817 PAGE 400

FOR AND RECEIVED REGISTER
DAVIDSON COUNTY
TENNESSEE

SEP 30 1964 1:50 P.M.
DATE 110 PAGE 144
RECORDING FEE 2.00
DEP. REG. C

STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

SEP 30 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 30 1964
CT

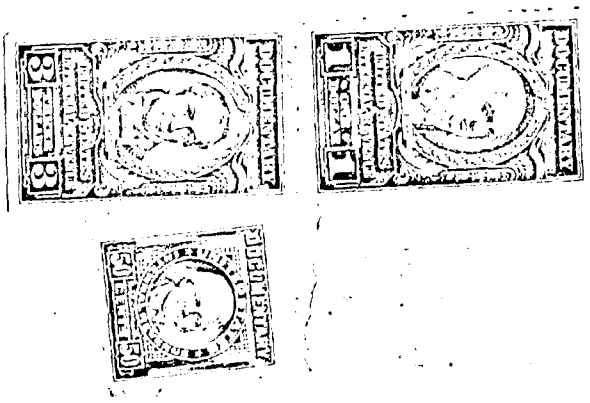
WARRANTY DEED

FROM

Robert L. Ireland et ux.

TO

Everett L. Mayes et ux.



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE