BOOK 3824 PAGE 594

Warranty Deed

174209-5

MAP 130-4
PAR 19
CG

PARCEL # 7D-W9-8910

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of Ten and no/100----------
----------($10.00)----------DOLLARS

cash in hand paid by Geoffrey Berry and wife, Dora Elizabeth Berry, and other good and valuable considerations the receipt of which is hereby acknowledged

we, James E. Freeman and wife, Nina Margaret S. Freeman,

----------have bargained and sold, and by these presents do transfer and convey unto the said Geoffrey Berry and wife, Dora Elizabeth Berry, 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. 12 on the Plan of Esteswood Estates, as of record in book 1835, page 101, Register's Office for said County, described as follows:
Beginning on the easterly margin of Esteswood Lane at the corner of lots Nos. 11 and 12; thence with the line between said two lots eastwardly 275 feet; thence north 2° 30' east 150 feet to the southerly margin of an unnamed street; thence with said street north 87° 30' west 200 feet to the beginning of a curve; thence around said curve with a radius of 75 feet in a southwesterly direction 117.8 feet to the easterly margin of Esteswood Lane; thence with same southwardly 75 feet to the beginning.
Being the same real property conveyed to James E. Freeman and wife, Nina Margaret S. Freeman by deed from M. H. Nabors and wife, Viola M. Nabors, dated January 10, 1959, filed January 13, 1959, and recorded in Book 2862, Page 191, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 75-foot building set-back line from Esteswood Lane, 25-foot building setback line from unnamed street and conditions of owners certificate as shown on plan in book 1835, page 101, said Register's Office, and to restrictive covenant contained in an instrument of record in book 1049, page 546, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1090, page 98, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1850, page 17, said Register's Office.

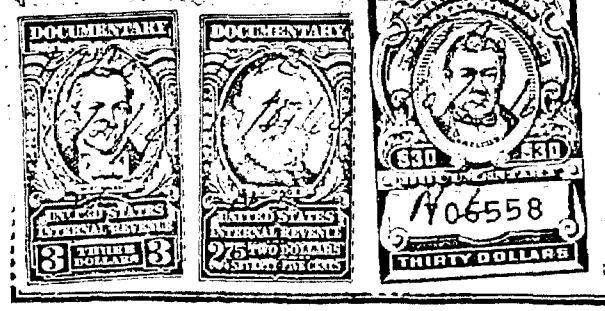
This is improved property known as 4300 Esteswood Lane, Nashville, Tennessee.
Mail Tax Statements to Noel-Palmer Mortgage Company Inc. Stahlman Building, Third Avenue Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said Geoffrey Berry and wife, Dora Elizabeth Berry, their heirs and assigns, forever.

And we do covenant with the said Geoffrey Berry and wife, Dora Elizabeth 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.

And we, James E. Freeman and wife, Nina Margaret S. Freeman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land the said Geoffrey Berry and wife, Dora Elizabeth Berry, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands s this 5th day of October, 1964



× Nina Margaret S. Freeman

James E. Freeman

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Edgar Jones, a Notary Public in and for said County and State, the within named James E. Freeman and wife, Nina Margaret S. Freeman

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 5th day of October, 1964

Commission Expires _____ Edgar Jones, Notary Public.

STATE OF Legibility of Writing Typing or Printing Unsatisfactory in this Document when received
_____ County

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 _____ Tennessee, this _____ day of _____, 19____

Commission Expires _____, Notary Public.

CORPORATE ACKNOWLEDGMENT
(For Use of Corporations Only)

STATE OF _____
COUNTY OF _____

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 purpose 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 _____, 194___

My commission expires _____ Notary Public

55383

BOOK 3824 PAGE 597

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 21 3 42 PM '64

NOTED: BOOK 110 PAGE 274
RECORDING FEE $ 2.00
DEP. REG. 2

STATE TAX $ 47.25
PROBATE .50
TOTAL $ 47.75

OCT 21 1964

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

PAID OCT 21 1964

WARRANTY DEED

G-174249 FROM JAMES E. FREEMAN ET UX

TO GEOFFREY BERRY ET UX

BOX

REGISTER'S OFFICE

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record this ____ day of ____, A. D. 19__
at ____ o'clock ____ M.,
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording Fee $ ____

County Register

By ____
Dept. Reg.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

P—15M—12-45 Yokley