WARRANTY DEED

BOOK 3831 PAGE 963

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Davidson, et ux	United Mortgagee Servicing Corp	O. H. 430
(NAME:) 4326 Kenilwood Drive	(NAME:) 3200 Pacific Ave.	MAP 132-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	PAR 2
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	ew

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

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

cash and other good and valuable considerations paid, the receipt of which are hereby acknowledged,

we, William S. Nettleton and wife, Elizabeth B. Nettleton,

have bargained and sold, and by these presents do transfer and convey unto the said William Lawrence Davidson and wife, Della Kathleen Davidson, (who is the same person as Kathleen Smith Davidson) 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. 69 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 69 fronts 140 feet on the east side of Kenilwood Drive and runs back between lines, 280.3 feet on the north line and 294.4 feet on the south line to the west right of way line of the L. & N. Railroad on which it measures 172 feet.

Being the same property conveyed to William S. Nettleton and wife, Elizabeth B. Nettleton, by deed from E. S. Evans Incorporated, as of record in Book 2203, page 295, said Register's Office.

***This property is conveyed subject to (1) restrictions filed for record prior to Feb. 15, 1950, in Book 1788, page 105, and in Book 2044, page 31, filed for record April 24, 1952, as amended by instrument filed for record May 20, 1953, in Book 2046, page 541; (2) an easement was created at both the northwest and southwest corner of the lot in question fronting 2-1/2 feet each on Kenilwood Drive and running back 20 feet, by an instrument of record in Book 2088, page 19, Register's Office; and (3) the recorded plan shows an Owner's Certificate, a 75 foot set-back line from Kenilwood Drive and a 20 foot easement along the east rear line of the lot for public utilities.

unimproved ( ) This is improved (X) property, known as 4326 Kenilwood Drive (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 William Lawrence Davidson and wife, Della Kathleen Davidson, *their heirs and assigns, forever.*

And we *do covenant with the said* William Lawrence Davidson and wife, Della Kathleen Davidson, *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, William S. Nettleton and wife, Elizabeth B. Nettleton, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* October, *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.*

William S Nettleton
William S. Nettleton

Elizabeth B Nettleton
Elizabeth B. Nettleton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~
SHELBY

Personally appeared before me, Richard M Crawford, a Notary Public in and for said County and State, the within named William S. Nettleton and wife, Elizabeth B. Nettleton,

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 Memphis, Tennessee, this ~~October~~ November day of, 19 64.

Richard M Crawford Notary Public.

Commission Expires January 10, 1967

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.....

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STATE TAX $ 18.00
PROBATE .50
TOTAL $ 18.50

NOV 12 1964

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

PAID NOV 12 1964

CT

58237

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 12 2 43 PM '64

NOTE/DEED BOOK 11 PAGE 1
RECORDING FEE $ 2.00
DEP. REG.

WARRANTY DEED

FROM

WILLIAM S. NETTLETON, et ux

TO

WILLIAM LAWRENCE DAVIDSON, et ux

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

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

Andrew B. Tanner
P. O. BOX 5122
RT. ROW 1, BOX 5

Please mail to Nixon Kent Co 2535 Franklin Rd. Nashville, Tenn.