WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen D. Richardson (NAME)	same (NAME)	MAP 128
Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 33 P/O
Nashville 37209 Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	ew

For and in consideration of the sum of Ten and 00/100 ($10.00) - **DOLLARS**
and other good and valuable considerations cash in hand paid to the undersigned, Andrew Ewing, Trustee, by Helen D. Richardson, receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 3796, page 639, Register's Office for Davidson County, Tennessee, reference being made to said deed for said powers, **have bargained and sold, and by these presents do transfer and convey unto the said** Helen D. Richardson, her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 15 on the Plan of Harpeth Park, Section One, as of record in Book 3600, page 92, Register's Office for said County.

Said Lot No. 15 fronts 222.85 on the southerly margin of Sawyer Brown Road and extends back 190.0 feet on the easterly line and 210.0 feet on the westerly line to a dead line in the rear measuring 115.0 feet thereon.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from G. E. Horn and wife, Annie Frost Horn, of record in Book 3796, page 639, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to:

1. Restrictive Covenants contained in instrument of record in Book 3844, page 701, Register's Office for Davidson County, Tenn.
2. The Plan of record in Book 3600, page 92, said Register's Office, shows an Owner's Certificate, a 60-foot minimum building setback line from Sawyer Brown Road, and a 10-foot easement for public utility purposes along the rear line of said lot.
3. A 20-foot sewer easement along part of rear line and extending 2.8 feet more or less along the easterly line. And an easement for overhang across front of Lot between 2 front corners.

This is unimproved (X) improved ( ) property, known as ______ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever., ~~Wherever the singular or plural number is used herein, the same shall include all genders~~, insofar as I, as Trustee, am authorized so to do, but not further or otherwise.

Witness my **hand** **this** 4th **day of** January, 19 65

Andrew Ewing
Trustee

STATE OF TENNESSEE
Davidson County

BOOK 3848 PAGE 231

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of January 19 65.

Commission expires 10-25-67 Betty Poage
Notary Public

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 Andrew Ewing, Trustee

TO Helen D. Richardson

1 Lawyers Row Rd., Nashville 37209

64111

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 6 12 16 PM '65

NOTED: BOOK 110 PAGE 671
RECORDING FEE $ 3.00
DEP. REG. m

STATE TAX $ 9.60
PROBATE .50
TOTAL $ 10.10

JAN 6 1965

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

PAID JAN 6 - 1965