BOOK 3856 PAGE 685

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Brothers, III (NAME:)	Dobson & Johnson, Inc. (NAME:)	Map 116-4
243 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	Par. 66
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	ZDA 3375 mo

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS* and other good and valuable consideration, cash in hand paid to me by Mack Brothers III and wife, Ann H. Brothers, I, Freda H. Gilbert, sole devisee and legatee under the last will of Charles Gilbert, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Mack Brothers III and Ann H. Brothers 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 parts of lots Nos. 7 and 8 on the Map of the Revised Subdivision of Lots 4, 5, 6 etc. on the map of Ensworth, as of record in Book 421, page 175, Register's Office for said County, being Tract "A" as shown on a survey made by E. L. Miller, Jr. and Company, November 12, 1964, and described as follows:

Beginning on the westerly margin of Ensworth Avenue at the corner of Tracts "A" and "B" as shown on said survey; thence with said Avenue North 7° 00' east 130.6 feet to an iron pin; thence north 82° 30' West 671 feet to an iron pin by others; thence south 33° 20' east 30 feet to an iron pin; thence south 66° 04' east 149.5 feet to an iron pin; thence south 47° 16' east 119.7 feet to an iron pin; thence south 83° 00' east 412.5 feet to the beginning.

Being part of the real property devised to Freda H. Gilbert by will of Charles Gilbert, deceased, of record in Will Book 81, page 175, Probate Court for said County.

* 3. Easement for sanitary sewer granted City of Nashville, by grant from Charles Gilbert, of record in Book 3408, page 54, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in deed from Mrs. Claude Waller to Mrs. Mary H. Cayce, dated November 28, 1923, filed December 7, 1923, and recorded in Book 626, page 542, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

~~XXXXXX~~( ) This is improved ( ) property, known as 243 (House Number) Ensworth Avenue (Street), Nashville P. O. Address: (City or Town) Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mack Brothers, III and Ann H. Brothers their *heirs and assigns, forever.*

And I *do covenant with the said* Mack Brothers, III and Ann H. Brothers *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for:

1. 1965 Urban Service District Taxes which are prorated.

2. A garage as shown by survey of E. L. Miller, Jr. and Company, November 12, 1964, located partly on premises, said garage to be removed at grantor's expense. *

And I, Freda H. Gilbert *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mack Brothers, III and Ann H. Brothers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* February, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freda H. Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DON R BINKLEY, a Notary Public in and for said County and State, the within named Freda H. Gilbert

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

Witness my hand and official seal at Nashville, Tennessee, this 2d day of February, 1965.

Don R Binkley, Notary Public.

Commission Expires April 29, 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
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

BOOK 3856 PAGE 688

67441

STATE TAX $ 52.25
PROBATE 50
TOTAL $ 52.75

FEB 3 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 3 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 3 10 41 AM '65

RECORDED PAGE 223

DEP. REG.

$39,500.00

WARRANTY DEED

FROM

Freda H. Gilbert

TO

Mack Brothers, III, 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

Dobson & Johnson, Inc.