BOOK 3858 PAGE 552

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry W. Maddox (NAME:)	Same (NAME:)	Map 145-9 M.o.
5852 East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 50
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Harry W. Maddox and wife, Vivian H. Maddox, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Haury & Smith Contractors, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Harry W. Maddox and wife, Vivian H. Maddox, 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. 101 on the Plan of Tyne Valley Estates, Section V, as of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 101 fronts 261 feet on the southerly side of Ashland Drive, and extends back 173.2 feet on the westerly line and 266.6 feet on the easterly line, to a dead line in the rear on which it measures 255.5 feet.

Being part of the property conveyed Haury & Smith Contractors, Inc., by deed from H & S Development Company, Inc., as of record in Book 3811, page 753, said Register's Office.

This conveyance is made subject to restrictions recorded in Book 3766, page 609; as amended by an instrument recorded in Book 3788, page 404; and further amended by an instrument in Book 3813, page 383.

Conveyance is also made subject to an owner's certificate, a 10-foot easement along the southerly rear line, and an easement 20-feet wide running north and south through the westerly part of the lot; an anchor easement 3x35 feet on Ashland Drive, immediately east of the above mentioned 20-foot drainage easement; an anchor easement 2½x30 feet at the east front corner of the lot, and the following notation: "Note, Building Set-back lines to be established by the City of Forest Hills."

unimproved ( )
This is improved ( ) property, known as ..... (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 Harry W. Maddox and wife, Vivian H. Maddox, their *heirs and assigns, forever.*

And it does ~~we~~ *covenant with the said* Harry W. Maddox and wife, Vivian H. Maddox, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Haury & Smith Contractors, Inc., does *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry W. Maddox and wife, Vivian H. Maddox *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26 *day of* January, *1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAURY & SMITH CONTRACTORS, INC.

BY: Karl E. Haury
Karl E. Haury, President

BY: Reese L. Smith, Jr.
Reese L. Smith, Jr., Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

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, [signature] *a Notary Public of the State and County aforesaid, personally appeared* Karl E. Haury *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Haury & Smith Contractors, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville

this 29th *day of* January *, 19* 65

[signature]
Notary Public

Commission Expires July 22 1967

37,500

First Mtg - Smith

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STATE TAX $ 54.25
PROBATE .50
TOTAL $ 54.75

FEB 8 1965

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

PAID FEB 8 - 1965

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WARRANTY DEED

FROM

Haury & Smith Contractors, Inc.

TO

Harry W. Maddox and wife, Vivian H. Maddox

68147

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 8 4 19 PM '65

NOTIL... PAGE 5
RECORDING FEE 2.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE