BOOK 3870 PAGE 687

WARRANTY DEED

MAP 34-1
PAR 6+9 ew

TTC 177727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Publishing Ass'n. (NAME)	Fidelity Federal S&L Association (NAME)	G-15760
2119 - 24th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	G-15775
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	G-15780

For and in Consideration of the sum of TEN DOLLARS ($10.00) * * * * * * * * * * * *
DOLLARS
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 4, 1956, in the original principal sum of $15,600.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $107.33, including interest at 4½% per annum and a 1% service fee, said note being secured by a deed of trust executed by J. C. Lassiter and wife, to Louis Leftwich, Jr., Trustee, of record in Book 2564, page 465, Register's Office for Davidson County, Tennessee,

J. C. LASSITER and wife, CLARICE LASSITER,
have bargained and sold, and by these presents do transfer and convey unto the said SOUTHERN PUBLISHING ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC., a Tennessee corporation, its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1, Lot No. 4 and a tract "Reserved for future development as Part Lot 1", all as shown on the Plan of Wild Acres Estates, as of record in Book 2330, page 10, Register's Office for said County.

Said Lot No. 1 fronts 132.8 feet on the northerly side of Alta Loma Road and runs back 438.87 feet on the easterly line and 407.23 feet on the westerly line to the southerly line of the reserved tract, measuring 93.04 feet thereon.

Said Lot No. 4 fronts 110 feet on the northerly side of Alta Loma Road and runs back between parallel lines, 400 feet to the southerly line of the reserved tract, measuring 110 feet thereon.

Included but excluded in the description of Lot No. 4 is a 15 foot strip for the widening of Alta Loma Road, as shown under Rule No. 74914 of the Circuit Court.

Said Reserved Tract is located at the rear of Lots Nos. 1 through 4 and is described as follows: Beginning at the northeasterly corner of Lot No. 1, and running thence along the northerly lines of said four lots, north 66°58' west 423.04 feet to the northwesterly corner of Lot No. 4; thence north 23°02' east 393.7 feet to a point; thence south 88°33' east 167.5 feet to a point; thence south 19°06' west 191 feet to a point; thence south 63°33' east 234 feet to a point; thence south 18°19' west 251.63 feet to the beginning.

Being part of the property conveyed to J. C. Lassiter and wife, Clarice Lassiter, by deed from D. C. Moss and wife, as of record in Book 2203, page 397, said Register's Office.

This conveyance is made subject to a T.V.A. easement of record in Book 2443, page 558, said Register's Office, across Lot 4 and across the lot marked "reserved for future development as Part Lot 1".

This conveyance is also made subject to the stipulation as to restrictions contained in the deed of record in Book 2271, page 71, said Register's Office. However, the wording of "10,000 feet or more" was in error and is hereby corrected to "one thousand (1,000) square feet or more."

This is { unimproved } { 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 Southern Publishing Association of Seventh Day Adventists, Inc., its *heirs and assigns, forever.*

And we *do covenant with the said* Southern Publishing Association of Seventh Day Adventists, Inc. *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,* except as shown above and for 1965 Metro taxes which have been prorated and assumed by the Grantee.

And we, J. C. Lassiter and wife, Clarice Lassiter, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Southern Publishing Association of Seventh Day Adventists, Inc. *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 16th *day of* March, *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.*

J. C. Lassiter

Clarice Lassiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named J. C. Lassiter and wife, Clarice Lassiter

the bargainors, 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 16th day of March, 19 65.

Reau E. Folk Jr., Notary Public.

Commission Expires July 26, 1966

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.....

DO NOT PUBLISH

WARRANTY DEED

REF:cr

FROM

J. C. LASSITER and wife,

TO

SOUTHERN PUBLISHING ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC.

DO NOT PUBLISH

STATE TAX $ 37.50
PROBATE .50
TOTAL $ 38.00

MAR 17 1965

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

PAID MAR 17 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

72834

MAR 17 9 55 AM '65

NOTED ... PAGE 248

RECORDING FEE $ 2.00

DEP. REG. ____



...mpany

File: Penn Folk

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