WARRANTY DEED

BOOK 3876 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Talbot (NAME)	James L. Talbot (NAME)	16DA-30390
1319 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	1319 Harding Place (STREET ADDRESS)	Map 131-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 55 P.O.

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

cash in hand paid by James L. Talbot and wife, Sarah Gavin Talbot, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, MATTHEW E. STAED and wife, CAROLINE STAED,

have bargained and sold, and by these presents do transfer and convey unto the said James L. Talbot and wife, Sarah Gavin Talbot, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Section One, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County.

SAID Lot No. 14 is described as Beginning at a point in the southerly margin of Harding Place, at the common corner of Lots 13 and 14; thence with the line between said lots, southwardly 260 feet to the northerly line of Lot 15; thence with the line between Lots 14 and 15, eastwardly 194.3 feet to the westerly margin of Benton Smith Road; thence with the margin of said Road, northwardly 171 feet to a concrete monument, and continuing with the same, northwardly 35 feet to the beginning of a curve; thence along said curve, northwestwardly 39.3 feet to the point on the southerly margin of Harding Place; thence with the margin of the same, westwardly 152 feet to the beginning.

BEING the same property conveyed to Matthew E. Staed and wife, Caroline Staed, by deed from Woodhaven Homes, Incorporated, of record in Book 2282, page 549, said Register's Office.

CONVEYANCE of this property is made subject to restrictions and easements filed in Book 2249, page 192, said Register's Office, and the recorded plan of record in Book 2133, pages 81 and 82, said Register's Office, shows an owner's certificate, an 80 foot setback line from Harding Place, a 50 foot setback line from Benton Smith Road, and a 10 foot easement for utilities along the southerly or rear line of the lot.

unimproved ( )
This is improved (X) property, known as 1319 Harding Place (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 James L. Talbot and wife, Sarah Gavin Talbot, their *heirs and assigns, forever.*

And we *do covenant with the said* James L. Talbot and wife, Sarah Gavin Talbot, *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, Matthew E. Staed and wife, Caroline Staed, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Talbot and wife, Sarah Gavin Talbot, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *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.*

Matthew E Staed
MATTHEW E. STAED

Caroline Staed
CAROLINE STAED

BOOK 3876 PAGE 227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia Ann Horton, a Notary Public in and for said County and State, the within named Matthew E. Staed and wife, Caroline Staed,

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 31st day of March, 1965.

Patricia Ann Horton, Notary Public at Large

Commission Expires My Commission Expires Jan. 18, 1969

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 3876 PAGE 228

STATE TAX $ 3.97½
PROBATE .50
TOTAL $ 4.02½

APR 1 1965

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

PAID APR 1 1965



74976

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 1 4 13 PM '65

NOTE
RECORDED IN BOOK 3876 PAGE 228
DEP. REG.

PLEASE PUT IN TENN. TITLE CO. BOX
REGISTERS OFFICE

WARRANTY DEED

G-17729

FROM

MATTHEW E. STAED and wife,
CAROLINE STAED,

TO

JAMES L. TALBOT and wife,
SARAH GAVIN TALBOT,