BOOK 3884 PAGE 35

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean E. Reed (NAME)	Guaranty Mortgage Company, (NAME)	F.H.21005
Fredricksburg Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street, (STREET ADDRESS)	MAP 145-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville 3, Tenn. (CITY) (ZONE) (STATE)	PAR 11 Lot

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

cash in hand paid by Dean E. Reed and wife, Barbara J. Reed, 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* Dean E. Reed and wife, Barbara J. Reed, 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. 21 on the Plan of TYNE VALLEY ESTATES, SECTION 4, of record in Book 3600, page 10, Register's Office for said County.

SAID Lot No. 21 fronts 157 feet on the south side of Fredricksburg Drive, as measured around a slight curve, and extends back 330.6 feet on the east line and 419.4 feet on the west line to a line in the rear on which it measures 267 feet.

BEING part of the property conveyed to HAURY & SMITH CONTRACTORS, INC., a Tennessee Corporation, by deed from Tyne Valley Development Company, of record in Book 3814, page 432, said Register's Office.

CONVEYANCE of this property is made subject to Restrictions filed for record in Book 3574, page 303, and the recorded plan which shows an anchor easement 2.5x25 feet at the northwest and northeast corner of the lot, an easement for public utilities 10 feet wide along the rear line of the lot, and shows the following notation: "Building setback lines to be established by the City of Forest Hills." Conveyance is also made subject to an Owner's Certificate.

~~This is unimproved ( ) property, known as~~ This is improved (X) property, known as ..... Fredricksburg Drive, Nashville, Tennessee
(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 Dean E. Reed and wife, Barbara J. Reed, ... their ..... *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Dean E. Reed and wife, Barbara J. Reed ..... *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* Dean E. Reed and wife, Barbara J. Reed, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* April, *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.*

HAURY & SMITH CONTRACTORS, INC.

BY: [signature]
Karl E. Haury, President

Attest: [signature]
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, A. M. Tenison *, 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* himself *as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 23rd *day of* April *, 19* 65

Notary Public

Commission Expires February 16, 1969

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STATE TAX $ 66.00
PROBATE
TOTAL $ 66.50

APR 26 1965

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

PAID APR 26 1965

CT



$4,000.00

7799

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 26 2 52 PM 65

NOTED, BOOK 111 PAGE 45
RECORDING FEE $ 2.00
DEP. REG.

WARRANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

Haury & Smith Contractors, Inc.

TO

Barbara J. Reed

Dean E. Reed and wife,