Address of New Owners:
James R. Pickel, et ux
5809 Beauregard Drive
Nashville, Tennessee

Send Tax Bills To:
Same

Map 145-9
Par. 25
FH20655

WARRANTY DEED

BOOK 3896 PAGE 692

For and in consideration of the sum of Ten Dollars - ($10.00) - *DOLLARS* cash in hand paid by the Grantee herein named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Mabel E. Gilbert, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Grantee, Alzada D. Pickel, and to her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 69 on the Plan of Tyne Valley Estates, Section II, as of record in Book 3300, page 72, Register's Office for said County.

Said Lot No. 69 fronts 161.2 feet on the southwesterly side of Beauregard Drive, and extends back 254.5 feet on the northwesterly line, and 350.3 feet on the southeasterly line, to a dead line in the rear, on which it measures 210.2 feet.

Being the same property conveyed to George W. Gilbert and wife, Mabel E. Gilbert, by deed of Haury and Smith Contractors, Inc., a Tennessee corporation, by deed of record in Book 3531, page 155, said Register's Office.

This conveyance is subject to the restrictions recorded July 27, 1962 in Book 3406, page 490, said Register's Office, and to the set-back line and easements shown on the Plan recorded as aforesaid.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alzada D. Pickel and her *heirs and assigns, forever.*

And I *do covenant with the said* Alzada D. Pickel *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 1965 Metropolitan Nashville and Davidson County taxes, which are to be prorated as of the date of this deed.

And I, Mabel E. Gilbert *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alzada D. Pickel, and her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 21 *day of* May, *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.*

Mabel E. Gilbert

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John E. Sparks, *a Notary Public in and for said County and State,* Mabel E. Gilbert

the within named 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* 21 *day of* May, *19* 65

JOHN E. SPARKS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires May 1, 1967

STATE OF.....
COUNTY OF.....

BOOK 3896 PAGE 693

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named 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.....

STATE TAX $ .....
PROBATE 50
TOTAL $.....

JUN 1 1965

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

WARRANTY DEED

FROM

Mabel E. Gilbert

TO

Alzada D. Pickel

GUARANTY MORTGAGE CO. OF NASHVILLE

82854

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUN 1 12 51 PM '65

NOTED ... 111 PAGE 674
RECORDING FEE $ 200
DEP. REG. C

