BOOK 3898 PAGE 88

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip H. Barnes	same	MAP 161-01
(NAME)	(NAME)	
443 Oakley Drive		PAR. 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		60-70765
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS.

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS* cash in hand paid by Philip H. Barnes and wife, Evelyn C. Barnes, and other good and valuable considerations, accepted as cash, the receipt of all of which is hereby acknowledged,

We, James E. Naftel and wife, Rebecca B. Naftel *have bargained and sold, and by these presents do transfer and convey unto the said* Philip H. Barnes and wife, Evelyn C. Barnes, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts or parcels of land in said County and State, as follows:

TRACT NO. I: Being lot No. 1005 on the Plan of Brentwood Hall, Section 14, as of record in book 2663, page 129, Register's Office for said County, described as follows:
Beginning on the southerly margin of Oakley Drive at the corner of lots Nos. 1004 and 1005; thence with the line between said two lots southerly 130 feet; thence southeasterly 84.8 feet; thence south 84° 23' east 20 feet to the westerly marginof Cochran Drive; thence with the same northeasterly 135.6 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 41.9 feet to the southerly margin of Oakley Drive; thence with the same westerly 137.5 feet to the beginning.
Being the same real property conveyed to James E. Naftel and wife, Rebecca B. Naftel, by deed from James E. Adams, of record in book 3101, page 583, said Register's Office.

TRACT NO. II: A triangular shaped tract of land located in the Sixth Civil District of Davidson County, Tennessee, lying between lot No. 1005, Section XIV (14), Plan of Brentwood Hall Subdivision, of record in book 2663, page 129, Register's Office for said County, and the northerly line of a tract of land conveyed to Dorothy Anne C. Aldred and husband, William H. Aldred, by Carmack Cochran, et ux, by deed dated August 1, 1958, and of record in book 2883, page 146, said Register's Office, and more particularly described as follows:
Beginning at a point in the south line of lot No. 1005, the north line of the Aldred property, which point is approximately 20 feet west from the westerly margin of Cochran Drive,extended; running thence in a northwesterly direction with the rear line of said lot No. 1005, 84.8 feet to a point in the boundary line between lot No. 1005 and lot No. 1004; running thence generally south 52 feet, more or less, with the boundary line between lot No. 1005 and lot No. 1004 projected to a point in the northerly line of the Aldred property 92.5 feet, more or less, west from the westerly margin of Cochran Drive, extended; thence with the northerly line of the Aldred property south 84° 23' east 72.5 feet, more or less, to the point of beginning.
Being the same real property conveyed to James E. Naftel and wife, Rebecca B. Naftel, by deed from Dorothy Anne C. Aldred and husband, of record in book 3182, page 357, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along part of the southerly line of premises, 10-foot easement for accessway to reserve area along part of the southerly line of premises, overhang easement at northeast corner of premises, 50-foot building setback line from Oakley Drive, and 50-foot building setback line from Cochran Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 129; and to instrument of record in book 3072, page 466, the 50-foot building setback line was changed to 37 feet; and to restrictive covenants contained in book 1788, page 143; and to restrictive covenants contained in book 2396, page 532; and to restrictive covenants contained in book 2905, page 287; and to "Not and individual building lot" and conditions of owners certificate, as shown on plan of record in book 2663, page 10, said Register's Office, applying to the tracts as set out therein.

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 Philip H. Barnes and wife, Evelyn C. Barnes, *their heirs and assigns, forever.*

And we *do covenant with the said* Philip H. Barnes and wife, Evelyn C. Barnes *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 taxes for 1965 which are prorated and assumed by grantees.

And We, James E. Naftel and wife, Rebecca B. Naftel *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Philip H. Barnes and wife, Evelyn C. Barnes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* June, *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.*

James E. Naftel

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, Alice McMahon, a Notary Public in and for said County and State, the within named James E. Naftel and wife, Rebecca B. Naftel

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 2nd day of June, 19 65.

Alice McMahon, Notary Public.

Commission Expires April 25, 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

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STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

JUN 1965

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

PAID JUN 3 - 1965

Return to Guar. Title
G-183954
$18,375.00

WARRANTY DEED

FROM

JAMES E. NAFTEL, ET UX.

TO

PHILIP N. BARNES, ET UX.

83377

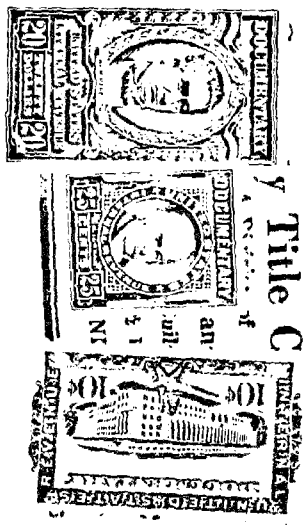
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 3 1 59 PM '65

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RECORDING FEE $ 2.00

DEP. REG. 1



Compliments of

Title C

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