TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3903 PAGE 761	MAP-PARCEL NUMBERS:
Donald R. Bills (NAME)	(NAME)	MAP 61-1
Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 307
Madison, Tennessee (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 Donald R. Bills and wife, Linda Beth Bills, and other good and valuable considerations, receipt of all of which is hereby acknowledged, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. B. Elizer and wife, Margaret G. Elizer,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 2 on the Plan of Gra-Mar Acres Subdivision of Reserved Tract, Section 1, as of record in Book 3500, page 134, Register's Office for said County.

SAID Lot No. 2 fronts 75 feet on the easterly side of Saunders Avenue, and extends back 202.5 feet on the northerly line and 205 feet on the southerly line to a dead line, measuring 112.08 feet thereon.

BEING part of the real property conveyed to J. B. Elizer by deed from Clifton S. Stults and wife, dated January 30, 1965, filed February 18, 1965, and recorded in Book 3862, page 357, and re-recorded March 17, 1965, in Book 3870, page 691, said Register's Office.

CONVEYANCE of this property is made subject to a 10 foot easement for public utility purposes along rear line of premises, 110 foot building setback line from Saunders Avenue, anchor easement at southwest corner, and conditions of owners certificate, as shown on Plan of record in Book 3500, page 134, said Register's Office, restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., and recorded in Book 2134, page 54, said Register's Office, amendment in an instrument executed by Sweeney-Clark Realty Company, et al, and recorded in Book 2139, page 65, said Register's Office, and restrictive covenants contained in an instrument executed by J. B. Elizer, of record in Book 3865, page 535, said Register's Office.

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unimproved ( )
This is improved ( ) property, known as Saunders Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of June, 1965.

J. B. Elizer

x Margaret G. Elizer

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 25.43
PROBATE .50
TOTAL $ 25.93

Personally appeared before me, Richard D. Sweeney, a Notary Public in and for said County and State, the within named J. B. Elizer and wife, Margaret G. Elizer, JUN 17 1965

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 this 10 day of June, 1965.

R. E. WORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 17 1965

Commission expires July 22, 1967 Notary Public

TENNESSEE TITLE COMPANY

85613

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
June 21 1965
JUN 21 9 18 AM '65
FILED IN BOOK 111 PAGE 22
RECORDING FEE $ 2.00
DEP. REG. ____

REGISTER STAMP BELOW

PUT COUNTY CLERK'S STAMP HERE:

Warranty Deed

FROM 16950

J. B. Elizer and wife,
Margaret G. Elizer

TO

Donald R. Bills and wife,
Linda Beth Bills

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE
CORPORATION