WARRANTY DEED

BOOK 3903 PAGE 812

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Taylor et ux	Veterans Administration	MAP 134-13
(NAME:)	(NAME:)	
264 Eisenhower Dr.,	801 Broadway	PAR 73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M.P.
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00---------- ----------Ten and no/100----------*DOLLARS*

Cash in hand paid by James S. Taylor and wife, Dorothy A. Taylor, receipt of which is hereby acknowledged and other good and valuable considerations and for the further assumption of a present indebtness payable to the Veterans Administration

We, Thomas Caldwell Geldreich and wife, Patricia Ann Geldreich

have bargained and sold, and by these presents do transfer and convey unto the said James S. Taylor and wife, Dorothy A. Taylor

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 161 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

Said Lot No. 161 fronts 70 feet on the northerly side of Eisenhower Drive and extends back 191.5 feet on the easterly line and 154.1 feet on the westerly line, to a dead line, which is a broken line, measuring 85.2 feet thereon; said lot being improved and being known as 264 Eisenhower Drive.

Being the same property conveyed to Thomas Caldwell Geldreich and wife, Patricia Ann Geldreich by deed from Clyde M. Elsea and wife, Geraldine R. Elsea as of record in Book 3849, page 589 Register's Office for Davidson County.

This conveyance is made subject to ten foot easement for public utilities along rear line of premises, anchor easement at southwest corner of premises, 30 foot building setback line from Eisenhower Dr. and conditions of owners certificate as shown on record in Book 3300, pages 34, 35 and 36, RODC., and restrictive covenants contained in an instrument recorded in Book 3316, page 339 RODC.

unimproved ( ) This is improved (X) property, known as 264 Eisenhower 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 James S. Taylor and wife, Dorothy A. Taylor

their *heirs and assigns, forever.*

And we *do covenant with the said* James S. Taylor and wife, Dorothy A. Taylor *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, Thomas Caldwell Geldreich and wife, Patricia Ann Geldreich *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 S. Taylor and wife, Dorothy A. Taylor / their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 15 *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.*

x Thomas Caldwell Geldreich

x Patricia Ann Geldreich

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alfred H. Gaston, a Notary Public in and for said County and State, Thomas Caldwell Geldreich and wife, Patricia Ann Geldreich the within named 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 15 day of June, 19 65

Alfred H. Gaston
Notary Public

Commission expires April 30, 1968

ALFRED H. GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES APR. 30, 1968

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 $ 1.10
PROBATE $ .50
TOTAL $ 1.60

JUN 21 1965

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

PAID JUN 21 1965

WARRANTY DEED

FROM
Thomas Caldwell Geldreich et ux

TO
James S. Taylor et ux

85647

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 21 10 24 AM '65

NOTED: BOOK 111 PAGE 80
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE