# WARRANTY DEED

BOOK 3904 PAGE 563

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lillard N. Dunaway | Veterans Administration | 5D 14025 |
| (NAME:) | (NAME:) | |
| 343 Leo Lane | 801 Broadway | Map 148-5 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 193 |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | n.c |

*For and in Consideration of the sum of* ----------$10.00----------

----------Ten and no/100----------*DOLLARS*

Cash in hand paid by Lillard N. Dunaway and wife, Evelyn R. Dunaway and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the assumption of a present indebtness payable to the Veterans Administration

We, Benjamin F. Hill Sr., and wife, Clara L. Hill
*have bargained and sold, and by these presents do transfer and convey unto the said* Lillard N. Dunaway and wife, Evelyn R. Dunaway 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. 35 on the plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Registers Office for said County.

Said Lot No. 35 fronts 118 feet on the south side of Leo Lane and runs back 213 feet on the west line and 215 feet on the east line to a dead line in the rear on which is measures 45.6 feet.

Being the same property conveyed to Benjamin F. Hill Sr., and wife, Clara L. Hill from The Administrator of Veterans' Affairs as of record in Book 3876, page 86, Register's Office for said county.

This conveyance is made subject to 1965 Metro taxes. Restrictive covenants of record in Book 2928, page 103 Register's Office for said Cour and The Plan of record in Book 2900, page 17, shows an Owner's Certificate a 30-foot minimum building setback line from Leo Lane, a 10-foot easement for public utility purposes along the rear line, and a 2.5 x 20 foot utility anchor easement at the northeasterly corner.

unimproved ( ) This is improved (X) property, known as 343 Leo Lane, 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* Lillard N. Dunaway and wife, Evelyn R. Dunaway their *heirs and assigns, forever.*

*And* we *do covenant with the said* Lillard N. Dunaway and wife, Evelyn R. Dunaway *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, Benjamin F. Hill Sr., and wife, Clara L. Hill *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lillard N. Dunaway and wife, Evelyn R. Dunaway, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness hand s this* 21 *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.*

Benjamin F. Hill Sr.

Clara L. Hill

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Alfred H. Gaston, *a Notary Public in and for said County and State,* Benjamin F. Hill Sr., and wife Clara L. Hill

*the within named bargainor*s *, 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* 21 *day of* June, *19* 65

Alfred H. Gaston
*Notary Public*

*Commission expires* April 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* .....

**WARRANTY DEED**

FROM
Benjamin F. Hill Sr., et ux

TO

Lillard N. Dunaway et ux

STATE TAX $ 1.70
PROBATE .50
TOTAL $ 2.20

JUN 22 1965

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

PAID JUN 22 1965

85918

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 22 12 37 PM '65

NOTED: BOOK 111 PAGE 813
RECORDING FEE $ 2.00
DEP. REG. .50

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSE