This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

BOOK 3911 PAGE 716

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elbert Blackwood (NAME)	First Wis. Nat'l (NAME)	Map 96-15
Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	4100 11 Av. S (STREET ADDRESS)	Par. 46
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid by Elbert Blackwood and wife, Mary O. Blackwood, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Capital City Mortgage Company, a Tennessee corporation, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto* the said Elbert Blackwood and wife, Mary O. Blackwood, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 94 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Plat Book 3600, page 42, Register's Office for said County.

SAID Lot No. 94 fronts 85.00 feet on the southeasterly side of Boulder Park Drive and runs back between parallel lines 185.00 feet to a dead line.

BEING the same property conveyed to Capital City Mortgage Co., a Tennessee corporation, by deed from T. W. Crandell, Trustee, of record in Book 3906, page 811, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the property is made subject to restrictive covenants contained in an instrument of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3600, page 42, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Boulder Park Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

unimproved ( )
This is improved ( ) property, known as Boulder Park 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 Elbert Blackwood and wife, Mary O. Blackwood, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Elbert Blackwood and wife, Mary O. Blackwood *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes.

And Capital City Mortgage Co., a Tennessee Corporation *do further covenant and bind* itself, its successors, ~~xheirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Elbert Blackwood and wife, Mary O. Blackwood, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* July, *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.*

CAPITAL CITY MORTGAGE CO.

BY: J. E. Jackson

Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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, Richard D. Sweeney, *a Notary Public of the State and County aforesaid, personally appeared* [signature], *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Capital City Mortgage Co., *the within named bargainor, a corporation, and that* he *as such* Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 6th *day of* July, *1965*

[signature]
Notary Public

Commission Expires July 22, 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

4 Sec

1st U.P.C. —

WARRANTY DEED

FROM

Capital City Mortgage Co.

TO

Elbert Blackwood and wife,

Mary O. Blackwood

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

JUL 14 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 14 1965

CT

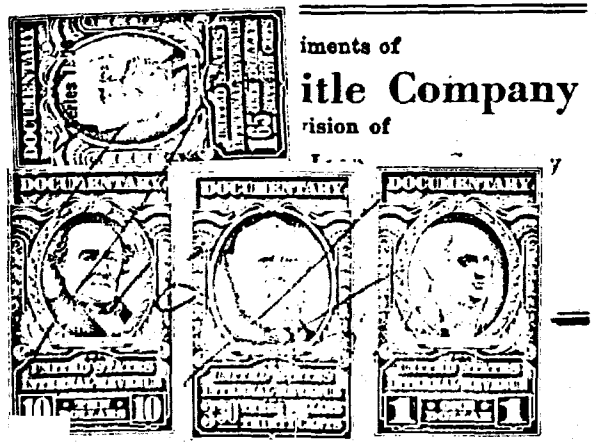
88602

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 14 9 07 AM '65

RECORDING FEE $ 2.00

DEP. REG. _____



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