THIS INSTRUMENT PREPARED BY: I. R. Schulman, Attorney
1100 American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3917 PAGE 959

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Potter et ux	James D. Potter et ux	9D 5040
(NAME:)	(NAME:)	
U. S. Highway No. 70	U. S. Highway No. 70	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------*DOLLARS*

cash in hand paid and other good and valuable considerations to us paid by JAMES D. POTTER and wife, JULIA POTTER, the receipt of which is hereby acknowledged,



We, CECIL F. FOX and wife, SARA P. FOX,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. POTTER and wife, JULIA POTTER, 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. 18 on the Plan of Section One, Merrymount Acres, as of record in Book 3700, page 17, Register's Office for said County, being described as follows:

Beginning at a point in the southerly margin of U. S. Highway 70 and U. S. Highway 70S, the common front corner of Lots 18 and 19; thence with the southerly margin of said Highways eastwardly 258.00 feet to a point, the common front corner of Lots 17 and 18; thence southwardly along the line between said Lots 17 and 18, 215.7 feet to a concrete monument; thence North 74° 59' West 221.77 feet to a concrete monument, the common rear corner of Lots 18 and 19; thence northwardly along the line between Lots 18 and 19, 205.0 feet to the point of beginning.

Being part of the same property conveyed to Cecil F. Fox and wife, Sara P. Fox, by deed from Charles Marsh, et al, of record in Book 3817, page 877, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenats of record in Book 3910, page 809, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 110 foot minimum building setback line from US 70 and US 70N and a 5 and 10 foot easements for public utility and drainage purposes along the west and south lines of said lot, respectively, as shown on Plan of record in Book 3700, Page 17, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as U. S. Highway No. 70, 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 D. POTTER and wife, JULIA POTTER, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES D. POTTER and wife, JULIA POTTER, *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 by restrictive covenants; Owner's Certificate, setback line and easements as hereinabove set forth, subject to which this conveyance is executed.

And we, CECIL F. FOX and wife, SARA P. FOX, *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 D. POTTER and wife, JULIA POTTER, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *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.*

Cecil F. Fox
CECIL F. FOX

Sara P. Fox
SARA P. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John J. Hollins, a Notary Public in and for said County and State, the within named Cecil F. Fox and wife, Sara P. Fox,

the 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 30th day of July, 1965.

John J. Hollins
Notary Public

Commission Expires 4-24-66

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.....

STATE TAX $ 5.50
PROBATE
TOTAL $ 5.50

JUL 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 30 1965
CT

WARRANTY DEED

FROM

Cecil F. Fox et ux

TO

James D. Potter et ux

Mail Richland Realty Co.
5307 Charlotte Ave.
Nashville Tenn

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 30 1 59 PM '65

NOTED: BOOK 1182 PAGE 149
RECORDING FEE $ 2.00
DEP. REG. ____

91033

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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