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

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Cleveland	Same as New Owner	G015179
(NAME:)	(NAME:)	
Lot 54 - Monica Avenue		Map 34-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 41
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	A.O

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

cash in hand paid by ROBERT E. CLEVELAND and wife, NANCY WALKER CLEVELAND, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GATEWOOD DEVELOPMENT COMPANY, INC., a Tennessee corporation, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* ROBERT E. CLEVELAND and wife, NANCY WALKER CLEVELAND, 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. 54 on the Map of Gatewood, Section I, as of record in Plat Book 3300, pages 47 to 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 54 fronts 112.0 feet on the east side of Monica Avenue and extends back between lines 179.0 feet on the north line and 174.3 feet on the south line to a dead line in the rear measuring 52.7 feet.

BEING part of the same property conveyed to Gatewood Development Company, Inc., by deed from L. H. Hardaway and wife, Daisy Gupton Hardaway, of record in Book 3033, page 405, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 3370, page 121, Book 3398, page 438, and Book 3375, page 249, Register's Office for said County, and the recorded plan of record in Book 3300, pages 47 to 52, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Monica Avenue and a 20 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the northwest corner of said lot.

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This is unimproved ( ) improved ( ) property, known as Lot No. 54 (House Number) Monica Avenue (Street) Nashville 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 Robert E. Cleveland and wife, Nancy Walker Cleveland, their *heirs and assigns, forever.*

And it does *covenant with the said* Robert E. Cleveland and wife, Nancy Walker Cleveland *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 Gatewood Development Company, Inc., does

~~*do*~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Robert E. Cleveland and wife, Nancy Walker Cleveland, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* August, *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.*

GATEWOOD DEVELOPMENT COMPANY, INC.

BY: L. H. Hardaway

L. H. Hardaway, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, 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 L. H. Hardaway, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Gatewood Development Company, Inc., the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of August, 19 65.

Notary Public

Commission Expires July 22, 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

17,200

1st Mtg. South

WARRANTY DEED

FROM

GATEWOOD DEVELOPMENT COMPANY, INC.

TO

ROBERT E. CLEVELAND and wife, NANCY WALKER CLEVELAND

STATE TAX $ 25.80
PROBATE .50
TOTAL $ 26.30

AUG 19 1965

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

PAID AUG 19 1965

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

93784

AUG 19 8 58 AM '65

RECORDING FEE $ 2.50

DEP. REG.

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