WARRANTY DEED

BOOK 3927 PAGE 490

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert J. Lutz et ux.	Albert J. Lutz	14D-25215
(NAME:) 265 Kenneth Drive	(NAME) 265 Kenneth Drive	MAP 8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	PAR 37
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

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

cash in hand paid by Albert J. Lutz and wife, Evelyn D. Lutz, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Felix A. Dickerson and wife, Frances Dickerson,

have bargained and sold, and by these presents do transfer and convey unto the said Albert J. Lutz and wife, Evelyn D. Lutz, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 14th Civil District of said County and State, described according to a survey made by Draper Surveying Service, June 5, 1963, as follows:
Beginning on the north margin of a 50 foot public road, at the southwest corner of the property conveyed to Juanita Armstrong by deed from Felix Dickerson, of record in book 3610, page 55, Register's Office for said County; thence with Armstrong's western boundary line, north 11° west 320 feet; thence south 86° 40' west 641 feet to the easterly margin of Springfield Pike; thence with the same, southerly 245 feet to the northerly margin of a 50 foot public road; thence with the same, south 87° 10' east 700 feet to the beginning, containing 4.3 acres, more or less.
Being part of the real property conveyed to F. A. Dickerson by deed from R. E. Worrall, County Court Clerk, of record in book 2907, page 507, and to Felix A. Dickerson by deed from William Gifford and wife, of record in book 3538, page 36, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (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 Albert J. Lutz and wife, Evelyn D. Lutz, their *heirs and assigns, forever.*

And we *do covenant with the said* Albert J. Lutz and wife, Evelyn D. Lutz, *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 taxes for 1965 which are prorated and assumed by the grantees.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert J. Lutz and wife, Evelyn D. Lutz, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* ~~21st~~ 24th *day of* ~~May~~ 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.*

Ralph A. Rochelle

Evan Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lulie D. Lee, a Notary Public in and for said County and State, the within named Felix A. Dickerson and wife, Frances Dickerson,

the 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 24th day of June, 19 65

Lulie D. Lee, Notary Public.

Commission Expires Apr. 18. 1967

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 $ 3.60
PROBATE .50
TOTAL $ 4.10

AUG 21 1965

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

PAID AUG 24 1965

WARRANTY DEED

FROM

Felix A. Dickerson et ux.

TO

Albert J. Lutz et ux.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 24 4 01 PM '65

NOTE: BOOK 112 PAGE 318
RECORDING FEE $ 2.00
DEP. REG.

94623

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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