This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, 3rd American Trust Bldg., Nashville, Tenn.

BOOK 3930 PAGE 980

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Hancock (NAME)	[illegible] (NAME)	MAP 43-06
[illegible] (STREET ADDRESS OR ROUTE NUMBER)	1514 [illegible] (STREET ADDRESS)	PAR 156
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Dallas [illegible] (CITY) (ZONE) (STATE)	11D 56550 MS

For and in Consideration of the sum of TEN and NO/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by JAMES H. HANCOCK and wife, LOIS A. HANCOCK, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

we, Paragon Builders, Inc.
have bargained and sold, and by these presents do transfer and convey unto the said James H. Hancock and wife, Lois A. Hancock
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Farview Subdivision, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the northerly margin of Anderson Lane, said pin being the southermost common corners of Lots 1 and 2, thence in a northerly direction along the line between Lots 1 and 2, 138.5 feet to a concrete monument, thence in a northeasterly direction along the line between lots 1 and 3, 69.2 feet to an iron pin in the easternmost corner of Lot 3 and the northernmost corner of Lot 1, thence in a southeasterly direction 70.2 feet to a concrete monument, thence in a southerly direction 102.7 feet to an iron pin in the northerly margin of Anderson Lane, thence westwardly along the northern margin of said lane 92 feet to the point of beginning.

BEING the same property conveyed to Paragon Builders, Inc., by deed from James W. Blair and wife, Betty Blair, of record in Book 3866, page 291, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictive covenants of record in Book 3570, page 147 and the Plan of record in Book 3600, page 6, which shows an Owner's Certificate, a 30-foot minimum building setback line from Anderson Lane and a 10-foot easement for public utility purposes along the northwesterly, northeasterly and easterly line of said lot and a 15-foot easement for a sewer approximately 31 feet south of the north-

westernmost corner of said lot. And a 2.5 x 30-foot utility anchor easement located on the southwesternmost corner of said lot. And an easement for a TVA right of way over the northeasterly approximate one half of said lot.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: Nashville (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 H. Hancock and wife, Lois A. Hancock their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* James H. Hancock and wife, Lois A. Hancock *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 as noted above.

And Paragon Builders, 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* James H. Hancock and wife, Lois A. Hancock, / their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 12th *day of* August, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PARAGON BUILDERS, INC.

By William R. Hughes
Pres

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this
Document Unsatisfactory When Received.

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* William R. Inglis, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Paragon Builders, 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

Richard D. Sweeney
Notary Public

Commission Expires July 22 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

$12,900

American Trust

WARRANTY DEED

FROM

PARAGON BUILDERS, INC.

TO

JAMES H. HANCOCK and wife,

LOIS A. HANCOCK

STATE TAX $ 19.35
PROBATE 50
TOTAL $ 19.85

SEP 3 1965

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

PAID SEP 3 - 1965

95972

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 3 9 35 AM '65

RECORDING FEE $2.00

DEP. REG.

BOOK 3930 PAGE 983

