BOOK 3932 PAGE 608

This deed prepared by
J. Brad Reid
1000 Amer. Trust Bldg.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lem B. Stevens, Jr., et ux 1125 Nichol Lane Nashville, Tennessee	Same	144-02 004 BM-05670

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other valuable consideration, cash in hand paid by Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens, the receipt of which is hereby acknowledged, Carolyn Jones Boyd Estes has bargained and sold, and by these presents does transfer and convey unto the said Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of block "I" on the Map of Belle Meade Subdivision No. 2, as of record in book 421, page 51, Register's Office for said County, and part of a tract of land containing 75 acres, more or less, adjoining said block "I", and described according to a survey made by Z. J. Wilkinson, Surveyor, March 1, 1940, as follows:

Beginning on the easterly margin of the Belle Meade Pike or Chickering Road at the northwest corner of the property conveyed to Cale P. Haun and wife by deed from The Guaranty Title Trust Company of record in book 1133, page 277, said Register's Office; thence with said Haun's northerly line, south 71° 30' east 817 feet to a stake and south 86° 10' east 1351 feet to said Haun's northeast corner; thence north 3° east 523.5 feet to an iron pipe at the southeast corner of the property conveyed to Carolyn Jones Boyd and husband by deed from Mrs. Deane N. Shwab and husband of record in book 1126, page 308, said Register's Office; thence with said

Boyd's southerly line, north 86° 20' west 2077 feet to the easterly margin of Belle Meade Pike; thence with said pike, south 14° west 316.5 feet to the beginning, containing 23.35 acres, more or less.

Being the same property conveyed to Carolyn Jones Boyd (now Carolyn Jones Boyd Estes) by deed from The Guaranty Title Trust Company, of record in book 1165, page 300, Register's Office for said County.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said land, has a good right to convey it, and the same is unincumbered, except for 1965 taxes which have been prorated and assumed by Grantees, and restrictions as shown in instrument of record in Book 1165, page 300, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto and Grantees, by acceptance thereof, agree to be bound thereby.

And Grantor further covenants and binds hereself her heirs and assigns, to warrant and forever defend the title to the said land to Lem B. Stevens, Jr. and wife Caroline Boyd Stevens, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The Guaranty Title Trust Company joins herein for the purpose of acknowledging that it is the same company which established the restrictions concerning the above described property contained in Deed of Record in Book 1165, page 300, Register's Office for Davidson County, Tennessee, and for a sufficient consideration does hereby cancel and terminate any interest it may be deemed to have under restriction "Third" contained in said Deed, which restriction prohibits the erection of a residence within 975 feet of the easterly margin of Chickering Road.

By Deed of record in Book 1133, page 277, said Register's Office, said restriction "Third" is for the benefit of property fronting on the easterly margin of Chickering Road located within 1000 feet of the above described property.

Jack G. Bailey and wife, Betty Bailey, Milbrey Warner Waller, W. O. Greene and wife, Vonceil Jordan Greene, Carolyn Jones Boyd Estes, Dan W. Maddux and wife, Marjorie Maddux acknowledge that they own property fronting on the easterly side of Chickering Road within a distance of 1000 feet along said Road of the property hereinabove described, and for a sufficient consideration they do hereby consent to the cancellation of said restriction "Third" contained in said deed of record in Book 1165, page 300, said Register's Office, and do hereby join in the cancellation of said restriction.

Carolyn Jones Boyd Estes

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 1.50

SEP 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 8 ET

THE GUARANTY TITLE TRUST COMPANY

By _____
President

Attest:

_____
Secretary

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

Jack G. Bailey

Betty Bailey

Milbrey Warner Waller

W. O. Greene

Vonceil Jordan Greene

Dan W. Maddux

Marjorie Maddux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Carolyn Jones Boyd Estes, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of MAY 13 1965, 1965.

_____
Notary Public

Commission Expires My Commission Expires May 7, 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of The Guaranty Title Trust Company, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such President and Secretary.

Witness my hand and official seal, at office, in Nashville, Tennessee, this 8th day of _____, 1965.

_____
Notary Public

Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Jack G. Bailey, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of _____, 1965.

_____
Notary Public

Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES R. GRANT, a Notary Public in and for said County and State, the within named Vonceil Jordan Greene, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 22 day of Apr., 1965.

Charles R. Grant
Notary Public

Commission expires: Apr. 24 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSION

Personally appeared before me, Charles R. Grant, a Notary Public in and for said County and State, the within named Dan W. Maddux, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of May, 1965.

Charles R. Grant
Notary Public

Commission expires:

Apr. 24, 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles R. Grant, a Notary Public in and for said County and State, the within named Marjorie Maddux, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 dayof May, 1965.

Charles R. Grant
Notary Public

Commission expires:

Apr. 24 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles R. Grant, a Notary Public in and for said County and State, the within named Betty Bailey, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of Apr., 1965.

Charles R. Grant
Notary Public

Commission expires: Apr 24 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES R. GRANT, a Notary Public in and for said County and State, the within named Milbrey Warner Waller, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of Apr., 1965.

Charles R Grant
Notary Public

Commission expires: Apr 24 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES R. GRANT, a Notary Public in and for said County and State, the within named W. O. Greene, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of Apr., 1965.

Charles R Grant
Notary Public

Commission expires:

Apr. 24 1966



96604

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 3 29 PM '65

NOTED: BOOK 112 PAGE 403
RECORDING FEE $ 5.00
DEP. REG. X

LAW OFFICES
BASS, BERRY & SIMS
SUITE 1000 AMERICAN TRUST BLDG.
NASHVILLE 3, TENNESSEE