WARRANTY DEED

BOOK 3932 PAGE 823

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Fort (NAME)	George Fort (NAME)	8D-67870
204 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	204 Robin Hill Road (STREET ADDRESS)	Map 129-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 3

For and in Consideration of the sum of Forty-Four Thousand and No/100 ($44,000.00) *DOLLARS*

of which $15,827.06 has been paid in cash by George Fort and wife, Evelyn W. Fort, the receipt of which is hereby acknowledged, and for the remainder the said George Fort and wife, Evelyn W. Fort have assumed and agree to pay the unpaid balance of $28,172.94 of an indebtedness in the original amount of $30,000.00, secured by deed of trust executed by Herbert Bender and wife, Kathleen L. Bender, to R. Bruce Robertson, Jr., Tr., of record in book 3415, page 143, Register's Office for Davidson County, Tennessee,

We, Herbert Bender and wife, Kathleen L. Bender,

have bargained and sold, and by these presents do transfer and convey unto the said George Fort and wife, Evelyn W. Fort, 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. 64-A on the Plan of a Resubdivision of lot 64 on the Plan of West Meade Farms, Inc., Section I, as of record in book 2854, page 109, Register's Office for said County.
Said lot No. 64-A fronts 198.3 feet on the east side of Robin Hill Road, and extends back 428.5 feet on the north line and 430.5 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 273 feet.
Being the same real property conveyed to Herbert Bender and wife, Kathleen L. Bender, by deed from Wells Construction Co., Inc., of record in book 3402, page 533, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 100-foot building setback line from Robin Hill Road, and conditions of owners certificate, as shown on plan of record in book 2854, page 109, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 1427, page 19, Register's Office for said County.

This Instrument Was Prepared By
Phillip Sanda
Of The Law Firm Pedigo & Sanda
Stahlman Building: Nashville, Tenn 37201

unimproved ( ) This is improved (X) property, known as 204 (House Number) Robin Hill Road (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 George Fort and wife, Evelyn W. Fort, their *heirs and assigns, forever.*

And we *do covenant with the said* George Fort and wife, Evelyn W. Fort *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 for taxes for the year 1965, which are prorated and assumed by grantees, and as above set out.

And we, Herbert Bender and wife, Kathleen L. Bender, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* George Fort and wife, Evelyn W. Fort, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st ~~xxx~~ *day of* September ~~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.*

Herbert Bender

Kathleen L. Bender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Herbert Bender and wife, Kathleen L. Bender,

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 1st day of September, 1965.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

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.....

$ 44000

Return to
GUAR. TI 165164

WARRANTY DEED

FROM

Herbert Bender et ux

TO

George Fort et ux

STATE TAX $ 66 00
PROBATE .50
TOTAL $ 66 50

SEP 1 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN
PAID SEP 1 - 1965

CT

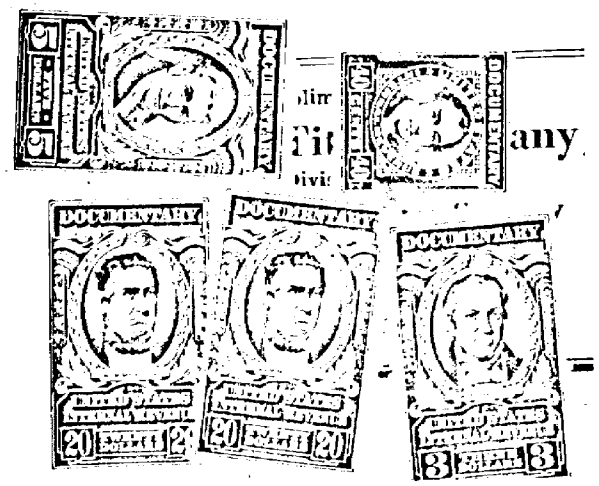
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Sep 9 9 39 AM '65

RECORDING FEE 4.25

DEP. REG.

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BOOK 3932 PAGE 826