This instrument was prepared by JOHN G. DOAK, attorney, of the firm of WARFIELD AND ENTREKIN, 14th Floor, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3937 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OPAL AGEE	SAME	Map 33-15
(NAME:)	(NAME:)	Par. 94
1014 Woods Lake Drive		11D 63826
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10 and other good and valuable considerations, receipt of which is hereby acknowledged, ~~DOLLARS~~ paid by Opal L. Agee, I, Johnnie Howard Agee,

have bargained and sold, and by these presents do transfer and convey unto the said Opal L. Agee, her

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

Lot 148 on the map of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 44, Registers Office For Davidson County.

Said lot 148 fronts 90 feet on the southeast margin of Woods Lake Drive and extends back 257.5 feet on the northeast line and 252.5 feet on the southwest line, to a dead line in the rear measuring 91.95 feet thereon.

Being the same property conveyed to Johnnie Howard Agee and wife Opal 1. Agee by deed from Philip N. Brownstein of Washington D.C. as federal housing commissioner as of record in Book 3815, page 953, Registers Office for Davidson County.

This conveyance is made subject to restrictive covenants of record in 2965, page 52 and amended in book 3300, page238 and to the plan of record in Book 2900, page 44, said register's office, which shows an owner's certificate, a 40 foot minimum building setback line from Woods Lake Drive, a 10 foot public utility easement along the rear line of said lot, and a 2.5 x 20 foot utility anchor easement at the northwest corner of said lot.

This conveyance is also subject to a deed of trust of record in Book 3815, page 956 to secure a $ 12,250.00 note to Advance Mortgage Corp. and assigned to Bronx Savings Bank by instrument of record in Book 3824, page 70, Register's Office for Davidson County.

This is improved { } property, known as 1014 (House Number) Woods Lake Dr. (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 Opal L. Agee, her *heirs and assigns, forever.*

And I *do covenant with the said* Opal L. Agee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*
except for 1965 taxes and except as note above

And I, Johnnie Howard Agee *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Opal L. Agee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* the 16th *day of* September, *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.~~

Johnnie Howard Agee

Johnnie Howard Agee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, a Notary Public in and for said County and State, the within named Johnnie Howard Agee

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 16th day of Sept., 1965.

Mary B. Cooper Notary Public.

Commission Expires Jan 25, 1969

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.....

Warfield & Entrikin
American Trust Bldg.

WARRANTY DEED

FROM

JOHNNIE HOWARD AGEE

TO

OPAL L. AGEE

STATE TAX $ 7.35
PROBATE .50
TOTAL $ 7.85

SEP 21 1965

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

PAID SEP 21 1965

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

SEP 21 2 20 PM '65

NOTED BOOK 112 PAGE 492
RECORDING FEE $ 2.00
DEP. REG. ____

9857 5

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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