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

WARRANTY DEED

BOOK 3943 PAGE 144

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Thomas, et ux (NAME:)	Glenn Justice Mortgage Company (NAME:)	Map 96-14
Lot 43 Boulder Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	1514 Commerce Street (STREET ADDRESS)	Par. 227 m.o.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Dallas, Texas (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by GEORGE L. THOMAS and DOROTHY H. THOMAS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

R. L. WILSON and W. C. ALLEN, *have bargained and sold, and by these presents do transfer and convey unto the said* GEORGE L. THOMAS and wife, DOROTHY H. THOMAS, 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. 43 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 91.6 feet on the southerly side of Boulder Park Drive and extends back 179.8 feet on the westerly line and 174.1 feet on the easterly line to a dead line in the rear, measuring 50.0 feet thereon.

BEING the same property conveyed to R. L. Wilson and W. C. Allen by deed from Larchwood, Inc., of record in Book 3890, page 683, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 3642, page 478, said Register's Office, and the plan of record in Book 3600, page 42, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Boulder Park Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeast corner of said lot, and an area to be filled above the calculated flood line and further provides that the first floor elevation of any residence, including basements must be above the 445.0 foot contour line.

This is { unimproved } { } property, known as Boulder Park Drive Nashville
{ improved } { }
(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 George L. Thomas and wife, Dorothy H. Thomas, their *heirs and assigns, forever.*

And we *do covenant with the said* George L. Thomas and wife, Dorothy H. Thomas, *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 current taxes and as noted above.

And we, R. L. Wilson and W. C. Allen *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 L. Thomas and wife, Dorothy H. Thomas, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *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.*



R. L. Wilson
R. L. WILSON

W. C. Allen
W. C. ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, a Notary Public in and for said County and State, the within named R. L. Wilson and W. C. Allen

the bargainor..s.., 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 13th day of September, 19 65.

Richard D. Sweeney, Notary Public.

Commission Expires July 22, 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 .....

Return to
503 Na Tr. Escrd
ville Ban
& Trust Bldg.

$17,650.00

WARRANTY DEED

FROM

R. L. WILSON and W. C. ALLEN

TO

GEORGE L. THOMAS and wife,

DOROTHY H. THOMAS

BOOK 3943 PAGE 147

STATE TAX $ 24.45
PROBATE
TOTAL $ 24.45

OCT 6 1965

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

PAID OCT 6 1965

0 0 6 0 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 6 9 12 AM '65

NOTES BOOK 112 PAGE 585
RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE