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

WARRANTY DEED

BOOK 3948 PAGE 928

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roscoe B. McDowell, Sr., et al		MAP 81
(NAME:) Page Road	(NAME:) Same as New Owners	P/O 7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	8DA
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M S

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

cash in hand paid by ROSCOE B. McDOWELL, SR., ROBERT A. McDOWELL, JR., and CHARLES W. McDOWELL, SR. and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ 52.25
PROBATE .50
TOTAL $ 52.75

OCT 20 1965

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

PAID OCT 20 1965

WALTER REED CAPPS, REESE L. SMITH, JR. and KARL E. HAURY,
have bargained and sold, and by these presents do transfer and convey unto the said ROSCOE B. McDOWELL, SR., ROBERT A. McDOWELL, JR. and CHARLES W. McDOWELL, SR., their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Tract 9 on the Map of G. W. Ankenbauer Estates, as divided in Chancery Court under Rule No. 65611, described according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, October 8, 1965, as follows:

Beginning at a point on the southwesterly margin of Clarksville Pike, said point being 775 feet northwesterly from the center line of 28th Avenue, North; thence north 55° 50' west 949 feet, and continuing with the same, north 55° 50' west 187.2 feet to the edge of water of the Cumberland River; thence with the same in a southwesterly direction 970 feet, more or less, to a point in the northern boundary line of the C. A. Waterson property; thence with the same, as follows: South 71° 27' east 126.3 feet; thence south 73° 19' east 375.3 feet to a 20 inch elm tree and south 76° 41' east 629.4 feet to an iron pin; thence north 34° 10' east 595.6 feet to the beginning, containing 20.40 acres, more or less.

Being part of the real property conveyed to Walter Reed Capps, a one-half undivided interest, James H. Fristoe, a one-fourth undivided interest, and Reese L. Smith, Jr., a one-fourth undivided interest, by deed from Earl Hutcheson, et al, Trustees under the will of William Frank Hagey, deceased, of record in Book 2963, page 393, Register's Office for said County, the said James H. Fristoe having subsequently conveyed his one-fourth undivided interest in said property to Karl E. Haury, by deed of record in Book 2999, page 437, said Register's Office.

Conveyance of this property is subject to an easement for right-of-way for constructing, maintaining, inspecting, operating, protecting, replacing, repairing and removing a pipe line, said easement is

of record in Book 3648, page 96, said Register's Office, and an easement for intercepter sewer contained in an instrument of record in Book 2443, page 297, said Register's Office.

In addition to the aforesaid tract of land, Grantors also transfer and convey unto the said Grantees, their heirs and assigns, the following described easement:
An easement for a roadway and utility lines, 50 feet in width and extending from the northwesterly margin of 28th Avenue, North to the southeast corner of the tract of land hereinabove conveyed to Grantees. Said 50 foot easement is co-extensive with the tract of land conveyed to Walter Reed Capps, Reese L. Smith, Jr., and Karl E. Haury, by deed from Earl Hutcheson and Ben West, Executors and Trustees, of record in Book 3841, page 901, Register's Office for said County, and continues along the southwesterly boundary of tract of land, retained by Grantors herein, until it reaches the southeast corner of the tract of land hereinabove conveyed to Grantees herein; and Grantees herein, agree to release the northeasterly 20 feet of said easement to the Grantors herein, in event the Grantees secure a 30 foot easement running parallel to and immediately to the southwest of this easement from the adjoining property owners to the southwest.

This is { unimproved } { improved } property, known as ..... (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 Roscoe B. McDowell, Sr., Robert A. McDowell, Jr. and Charles W. McDowell, Sr., *their heirs and assigns, forever.*

And we *do covenant with the said* Roscoe B. McDowell, Sr., Robert A. McDowell Jr., and Charles W. McDowell, Sr. *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, Walter Reed Capps, Reese L. Smith, Jr. and Karl E. Haury *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roscoe B. McDowell, Sr., Robert A. McDowell, Jr. and Charles W. McDowell, Sr., *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18TH *day of* October, *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.*

ROSCOE B. McDOWELL, SR.

ROBERT A. McDOWELL, JR.

CHARLES W. McDOWELL, SR.

WALTER REED CAPPS

REESE L. SMITH, JR.

KARL E. HAURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mabel P. Dunnebacke, a Notary Public in and for said County and State, the within named Walter Reed Capps, Reese L. Smith, Jr. and Karl E. Haury, 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 18th day of October, 19 65.

Mabel P. Dunnebacke, Notary Public.

Commission Expires July 20, 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Roscoe B. McDowell, Sr., Robert A. McDowell, Jr. and Charles W. McDowell, Sr., 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 18 day of October, 19 65.

Charles P. Dougherty, Notary Public

Commission Expires 4-17-67

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 .....

To:
Warfield & Entrekin
American Trust Bldg.
Attn:

WARRANTY DEED

FROM

WALTER REED CAPPS, REESE

L. SMITH, JR., and KARL E.

HAURY TO

ROSCOE B. McDOWELL, SR.,

ROBERT A. McDOWELL, JR. and

CHARLES W. McDOWELL, SR.

02831

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 20 3 28 PM '65
NOTED: BOOK 112 PAGE 686
RECORDING FEE $ 2.50
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