This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3974 PAGE 9

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Edward Crowder	First and Mid-South Mtg. Co.	Map 33-8
(NAME:) Monica Avenue	(NAME:) 410 Union Street	Par. 61
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Robert Edward Crowder and wife, Helen Faye Crowder, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GATEWOOD DEVELOPMENT COMPANY, INC., has ~~bargained and sold~~, *and by these presents do transfer and convey unto the said* Robert Edward Crowder and wife, Helen Faye Crowder, their ~~heirs~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 160 on the Map of Gatewood Subdivision, Section I, as of record in Book 3300, pages 47 to 52, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 160 fronts 73.0 feet on the west side of Monica Avenue and extends back between lines 152.3 feet on the north line and 155.2 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 130.0 feet.

BEING part of the same property conveyed to Gatewood Development Company, Inc., by deed from L. H. Hardaway and wife, of record in Book 3033, page 405, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictive covenants of record in Book 3370, page 121, as amended in Book 3375, page 249, and Book 3398, page 438, said Register's Office, and the recorded plan of record in Book 3300, pages 47 to 52, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Monica Avenue and a 10-foot easement for public utility purposes along the rear line of said lot, and a T.V.A. easement across the rear portion of the lot.

This is { } unimproved / { } improved property, known as 1 (House Number) Monica Avenue (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 Robert Edward Crowder and wife, Helen Faye Crowder, their *heirs and assigns, forever.*

And it does *covenant with the said* Robert Edward Crowder and wife, Helen Faye Crowder, *that* it is *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 Gatewood Development Company, Inc., does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Robert Edward Crowder and wife, Helen Faye Crowder, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29 *day of* December, *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.*

GATEWOOD DEVELOPMENT COMPANY, INC.

BY: L. H. Hardaway

L. H. Hardaway, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, [signature] a Notary Public of the State and County aforesaid, personally appeared L. H. Hardaway, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Gatewood Development Company, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of December, 19 65.

[signature]
Notary Public

Commission Expires July 22 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

1st Mtg Security

WARRANTY DEED

FROM

GATEWOOD DEVELOPMENT COMPANY, INC.

TO

ROBERT EDWARD CROWDER and wife, HELEN FAYE CROWDER

12281

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 3 11 21 AM '66

NOTED: BOOK 113 PAGE 265

RECORDING FEE $ 2.00

DEP. REG.

DOCUMENTARY

14,825

STATE TAX $ 22.00

PROBATE 50

TOTAL $ 22.50

JAN 3 1966

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

RECD JAN 3 - 1966