WARRANTY DEED

BOOK 3977 PAGE 342

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie Quarterman (NAME:)	Elsie Quarterman (NAME:)	16DA-29238
1313 Belmont Park Court (STREET ADDRESS OR ROUTE NUMBER)	1313 Belmont Park Court (STREET ADDRESS)	MAP 131-11
Nashville, Tennessee (CITY) (P. O. ZONE) , (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 21

For and in Consideration of the sum of Twenty Three Thousand Five Hundred and no/100 ----- ----------($23,500.00) ---------- *DOLLARS*

cash in hand paid by Elsie Quarterman, the receipt of which is hereby acknowledged,

We, Roscoe Files and wife, Clara Perkins Files,

have bargained and sold, and by these presents do transfer and convey unto the said Elsie Quarterman, her

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

Being Lot No. 48 on the Plan of Seven Hills, Section I, as of record in Book 2133, pages 81 and 82, Register's Office for said County, and described as follows: Beginning at a point in the westerly terminus of Belmont Park Court at the corner of Lots Nos. 47 and 48; thence with the line between said lots, northwesterly 285 feet to a corner; thence southerly along the east line of Lots Nos. 57 and 58, 310 feet to a corner of Lots Nos. 55 and 56; thence with the line between Lots 48 and 55, southeasterly 157 feet to a corner of Lot No. 49; thence with the line between Lots Nos. 48 and 49, northeasterly 251.3 feet to the westerly terminus of Belmont Park Court; thence with the margin of said Court northerly around a slight curve, 63.9 feet to the point of beginning.
Being the same real property conveyed to Roscoe Files and wife, Clara Perkins Files, by deed from Mrs. Marie K. Baker, of record in book 3341, page 489, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along westerly, southerly and along the easterly part of the southeasterly side line, anchor easement at northeast corner, 100-foot building setback line from Belmont Park Court, and conditions of owners certificate, as shown on plan of record in book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 2249, page 184, said Register's Office.

This Instrument Was Prepared By
Phillip Sandon
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

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 Elsie Quarterman, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Elsie Quarterman ..... *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 1966 taxes, to be paid by purchaser.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Elsie Quarterman, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* January, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe Giles

Clara Perkins Giles

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 Roscoe Files and wife, Clara Perkins Files,

the bargainor, 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 10 day of January, 19 66

Alice M. 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.....

6/ GUAR. TITLE
23.500 C-187345

WARRANTY DEED

FROM
Roscoe Files et ux.

TO
Elsie Quarterman

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

13564

JAN 12 9 26 AM '66

NOTED 1500
RECORDING FEE $ 2.00
DEP. REG. _____

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STATE TAX $ 1305.25
PROBATE E WORRALL 50
TOTAL COUNTY COURT CLERK

JAN 11 1966

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

COUNTY COURT CLERK

STATE TAX $ 35.25
PROBATE .50
TOTAL $ 35.75

JAN 12 1966

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

PAID JAN 12 1966

Compliments of
Guaranty Title C



