# WARRANTY DEED

BOOK 3979 PAGE 452

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Fletcher | James L. Fletcher | 12D-86170 |
| (NAME:) 734 Ringgold Drive | (NAME:) 734 Ringgold Drive | Map 59-15 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | Par. 63 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | n.a. |

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

cash in hand paid by James L. Fletcher and wife, Lillie A. Fletcher, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, W. C. Allen and wife, Irene N. Allen,

*have bargained and sold, and by these presents do transfer and convey unto the said* James L. Fletcher and wife, Lillie A. Fletcher, 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. 157 on the Plan of Haynes Manor, Section 1, as of record in book 3600, page 85, Register's Office for said County.
Said lot No. 157 fronts 63.42 feet on the northerly side of Ringgold Drive and extends back 135 feet on the easterly line and 136.6 feet on the westerly line to a dead line, measuring 72.7 feet thereon.
Being part of the real property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Company, of record in book 3915, page 658, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage, anchor easements, 30-foot building setback line from Ringgold Drive, and conditions of owners certificate, as shown on plan of record in book 3600, page 85, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3829, page 720, as amended by instrument of record in book 3840, page 404, Register's Office for said County.

This is ( ) unimproved ( X ) improved property, known as 734 Ringgold Drive, (House Number) (Street) Nashville (P. O. Address) Tennessee (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* James L. Fletcher and wife, Lillie A. Fletcher, their

*heirs and assigns, forever.*

*And* we *do covenant with the said* James L. Fletcher and wife, Lillie A. Fletcher *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 taxes for the year 1966 which are assumed by grantees.

*And* we, W. C. Allen and wife, Irene N. 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* James L. Fletcher and wife, Lillie A. Fletcher, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 14 *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.*

W. C. Allen

Irene N. Allen

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

[illegible] 423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, W. C. Allen and wife, Irene N. Allen,

the within named 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 14 day of January, 1966.

Alice McMahon Notary Public

My commission expires April 25, 1966

NOTARY PUBLIC ★ ALICE McMAHON ★ DAVIDSON COUNTY, TENN.

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 _____

17600.00 Value

STATE TAX $ 26.40
PROBATE 50
TOTAL $ 26.90

JAN 18 1966

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

PAID JAN 18 1966

Return to
GUAR. TITLE
G-18300

WARRANTY DEED

FROM
W. C. Allen, et ux

TO
James L. Fletcher, et ux

14364

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 18 1 21 PM '66

NOTED. BOOK 113 PAGE 360
RECORDING FEE $ 2.00
DEP. REG. _____