WARRANTY DEED

BOOK 3988 PAGE 51

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phinizee Ridley	Phinizee Ridley	12D-84265
(NAME:) 3822 Crouch Drive	(NAME:) same MAP.	59-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Par	168
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

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

cash in hand paid by Phinizee Ridley and wife, Annie Rhea Ridley, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James T. McLean and wife, Carole L. McLean,

have bargained and sold, and by these presents do transfer and convey unto the said Phinizee Ridley and wife, Annie Rhea Ridley, 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. 164 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. 164 fronts 65 feet on the northeasterly side of Crouch Drive and runs back 152.8 feet on the northwesterly line and 100 feet on the southeasterly line to a dead line in the rear on which it measures 83.9 feet.
Being the same real property conveyed to James T. McLean by deed from Paragon Builders, Inc., of record in book 3956, page 299, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage, easement for sewer line, 30-foot building setback line from Crouch 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 ..... (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 Phinizee Ridley and wife, Annie Rhea Ridley, their *heirs and assigns, forever.*

And we *do covenant with the said* Phinizee Ridley and wife, Annie Rhea Ridley *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, James T. McLean and wife, Carole L. McLean,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Phinizee Ridley and wife, Annie Rhea Ridley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* January, 1966, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. McLean

Carole L. McLean

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

E...3822 PG ...

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hubert L. Baker, *a Notary Public in and for said County and State,* James T. McLean and wife, Carole L. McLean,

the within named 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* 11th *day of* January, *19* 66

Commission expires August 10, 1969

Hubert L. Baker, *Notary Public*

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
GUAR. TITLE G-182508

WARRANTY DEED

FROM

James T. McLean, et ux

TO

Phinizee Ridley, et ux

17476

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 16 9 00 AM '66
NOTED: BOOK 113 PAGE 501
RECORDING FEE $ 2.00
DEP. REG. 2

Value 13,100.00

STATE TAX $ 19.65
PROBATE 50
TOTAL $ 20.15

FEB 15 1966

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

FEB 15 1966