WARRANTY DEED

BOOK 3995 PAGE 596

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon H. Suggs	Leon H. Suggs	11D-8550
(NAME:)	(NAME:)	
429 North Kemper Drive	429 North Kemper Drive	Map 41-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 101
(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 Leon H. Suggs and wife, Jean R. Suggs and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles W. Evilcizer and wife, Juanita S. Evilcizer *have bargained and sold, and by these presents do transfer and convey unto the said* Leon H. Suggs and wife, Jean R. Suggs, 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. 5 on the Plan of Kemper Heights, Section 5, as of record in book 3106, page 52, Register's Office for said County.
Said lot No. 5 fronts 80 feet on the southerly side of North Kemper Drive and extends back between lines, 394.3 feet on the westerly side, and 322.89 feet on the easterly side, to a dead line in the rear, measuring 187.63 feet thereon.
Being the same real property conveyed to Charles W. Evilcizer and wife, Juanita S. Evilcizer by deed from Vernon Ewing Johnson and wife, of record in book 3954, page 614, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, anchor easement at northwest corner, 40-foot building setback line from North Kemper Drive and conditions of owners certificate, as shown on plan of record in book 3106, page 52, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3283, page 609, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 429 North Kemper Drive (House Number) (Street) Nashville, Tennessee 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 Leon H. Suggs and wife, Jean R. Suggs, their *heirs and assigns, forever.*

And we *do covenant with the said* Leon H. Suggs and wife, Jean R. Suggs *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.

And we, Charles W. Evilcizer and wife, Juanita S. Evilcizer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leon H. Suggs and wife, Jean R. Suggs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 10th *day of* March, *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.*

Charles W. Evilcizer
Juanita S. Evilcizer

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

RECORDED MAR 29 [illegible]

BOOK 3995 PAGE 597

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Charles W. Evilcizer and wife, Juanita S. Evilcizer 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 10 day of March, 19 66.

Commission expires April 25, 1966

Alice McMahon 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.....

Commission expires..... .....Notary Public

TO:

Return to
GUAR. TITLE
20435.00 G-18744

WARRANTY DEED

FROM
Charles W. Evilcizer, et ux
TO
Leon H. Suggs, et ux

STATE TAX $ 30.19
PROBATE
TOTAL $ 30.69

MAR 11 1966

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

PAID MAR 11 1966

20384

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 11 8 58 AM '66

NOTED: BOOK 113 PAGE 634
RECORDING FEE $ REC
DEP. REG. C

