This instrument was prepared by JOHN G. DOAK, Attorney. Law Firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4005 PAGE 72

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dennis, et ux (NAME:)	Phoenix Mutual Life Insurance Co. (NAME:)	F.H. 12440
1612 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	145-13 Map
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	14 Pat.

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

cash in hand paid by CHARLES DENNIS, and wife, MADELINE A. DENNIS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HAURY & SMITH CONTRACTORS, INC., a Tennessee Corporation, has *bargained and sold, and by these presents do transfer and convey unto the said* Charles Dennis, and wife, Madeline A. Dennis, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Tyne Valley Estates, Section V, as of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 118 fronts 200 feet on the north side of Otter Creek Road and runs back 426.1 feet on the west line and 346.6 feet on the east line to a dead line in the rear on which it measures 198 feet.

BEING part of the property conveyed to Haury & Smith Contractors, Inc., a Tennessee Corporation, by deed from H. & S. Development Company, Inc., as of record in Book 3947, page 497, said Register's Office.

CONVEYANCE of this property is subject to restrictions of record in Book 3766, page 609, and as amended by Book 3788, page 404, and made applicable to Section V, Tyne Valley Estates, by instrument of record in Book 3813, page 383, said Register's Office, and the recorded plan shows an owner's certificate, the following notation: "Building setback lines to be established by the City of Forest Hills" a 10-foot easement for utilities and drainage along the rear and an anchor easement 2½x25 feet at both front corners.

This is unimproved ( ) improved (X) property, known as 1612 Otter Creek Road (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 Charles Dennis, and wife, Madeline A. Dennis, their *heirs and assigns, forever.*

And it does *covenant with the said* Charles Dennis, and wife, Madeline A. Dennis *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 Haury & Smith Contractors, Inc., a Tennessee Corporation, does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Charles Dennis, and wife, Madeline A. Dennis, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 7 *day of* April, *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.*

HAURY & SMITH CONTRACTORS, INC.

BY: Karl E. Haury, President

Attest; BY: Rollie Smith Jr., Secretary

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, ..., a Notary Public of the State and County aforesaid, personally appeared Karl E. Haury, with whom I am personally acquainted, and who, upon oath, acknowledged ~~him~~ self to be President ..... of the Haury & Smith Contractors, 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 7 day of April, 19 66.

Notary Public

Commission Expires July 22 1969

RICHARD D. GREENEY NOTARY PUBLIC DAVIDSON COUNTY

BOOK 4005 PAGE 75

STATE TAX $ 64.23
PROBATE .50
TOTAL $ 64.73

APR 12 1966

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

PAID APR 12 1966

WARRANTY DEED

G-187730 FROM

Haury & Smith Contractors, Inc.

a Tennessee Corporation

TO

Charles Dennis, and wife,

Madeline A. Dennis

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

240048

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 12 11 23 AM '66

NOTE: BOOK 4005 PAGE 73
RECORDING FEE $ 2.00
DEP. REG. _____

BOOK 4005 PAGE 75