This instrument prepared by: Earl Thompson, Attorney at Law
Nashville Trust Bldg., Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perciful E. Ness, et ux	S A ME	11D-;0510
(NAME:) Vanoke Drive	(NAME:) SAME	Map 42-13
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee	(STREET ADDRESS) SAME	Par 24
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M S

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS* cash in hand received and for other good and valuable consideration, receipt of all of which is hereby acknowledged,

We, T. J. Roberts and wife, Maxie M. Robert----
have bargained and sold, and by these presents do transfer and convey unto the said Perciful E. Ness and wife, Dorothy T. Ness, 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. 37 on the plan of Hedgewood Hills, Section 1, as of record in Book 2900, page 135, Register's Office for said County. Said Lot No. 37 fronts 106 feet on the southwesterly side of Vanoke Drive and extends back 400 feet on the southeasterly line and 448.4 feet on the northwesterly line to a dead line, measuring 116.5 feet thereon.

Being all of the real property conveyed to T. J. Roberts and wife, Maxie M. Roberts by deed from Leonard Davidson and Harold W. Vandercook recorded in Book 3706, page 114, R.O.D.C.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, 40-foot building setback line from Vanoke Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 135, said Register's office; and to restrictive covenants contained in an instrument of record in book 3180, page 51, said Register's Office.

This is improved (X) unimproved ( ) 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 Perciful E. Ness and Dorothy T. Ness *their heirs and assigns, forever.*

And we *do covenant with the said* Perciful E. Ness and Dorothy T. Ness *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.*

And we, T. J. Roberts and wife, Maxie M. Roberts *do further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Perciful E. Ness and wife, Dorothy T. Ness, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19 *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.*~~

T. J. Roberts

Maxie M. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B. B. Wells, a Notary Public in and for said County and State, the within named T. J. Roberts and wife, Maxie M. Roberts

the 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 Old Hickory, Tennessee, this 12 day of April, 1966.

B B Wells, Notary Public.

Commission Expires 2-1-70

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.....

STATE TAX $ 30.75
PROBATE .50
TOTAL $ 31.25

APR 20 1966

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

PAID APR 20 1966

WARRANTY DEED

FROM

T. J. Roberts & wife,
Maxie M. Roberts

TO

Perciful E. Ness and
Dorothy T. Ness

25274

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Apr 20 2 18 PM '66

NOTED BOOK 4008 PAGE 369
RECORDING FEE $ 3.00
DEP. REG. ____



SSEE

BOOK 4008 PAGE 369