DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE TENNESSEE

WARRANTY DEED

BOOK 4011 PAGE 267

Address New Owners as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. and Mrs. J. Robert Hanson	Mr. and Mrs. J. Robert Hanson	Map 103-13
421 Hillwood Boulevard	421 Hillwood Boulevard	Par. 56
Nashville, Tennessee 37205	Nashville, Tennessee 37205	82
		MS

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by J. Robert Hanson and wife, Jean T. Hanson, hereinafter called Grantees, and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Grantees of the obligation owing to Kimbrough-Phillips Company secured by lien of deed of trust of record in Book 2351, page 155, Register's Office for Davidson County, Tennessee, we, Clinton E. Dorset and wife, Virginia S. Dorset, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 44 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.
>
> Said Lot No. 44 fronts 200 feet on the southwesterly side of West Hillwood Drive and runs back 243.7 feet on the northwesterly line and 332 feet on the southeasterly line to a dead line, measuring 270 feet thereon.
>
> Being the same property conveyed to Clinton E. Dorset and wife, Virginia S. Dorset by deed from H. G. Hill Realty Company, of record in Book 2137, page 541, said Register's Office.

This is improved property, known as 421 Hillwood Boulevard, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 (1) Lien of deed of trust dated October 28, 1954 from Clinton E. Dorset and wife to Miller Kimbrough, Trustee, of record in Book 2351, page 155, Register's Office for Davidson County, Tennessee, (2) Restrictive covenants set forth in the above deed of

THIS INSTRUMENT PREPARED BY
WILLIAM N. DEARBORN, Attorney
400 Commerce Union Bank Building
Nashville, Tennessee

record in Book 2137, page 541, said Register's Office, (3) Easements and set-back lines as shown on the recorded plat of record in Book 2133, page 55, said Register's Office and (4) Lien of Metropolitan Government taxes for the year 1966 which are to be prorated to date of deed; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 25th day of April, 1966.

Clinton E. Dorset
Clinton E. Dorset

Virginia S. Dorset
Virginia S. Dorset

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State the within named Clinton E. Dorset and wife, Virginia S. Dorset, 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 Nashville, Tennessee, this 25th day of April, 1966.

George W. Pickens
Notary Public

My commission expires: November 8, 1967

42,500 ~

Please mail to: Mrs. J. Robert Hanson
304 Littleworth Blvd, Dickson, Tenn.

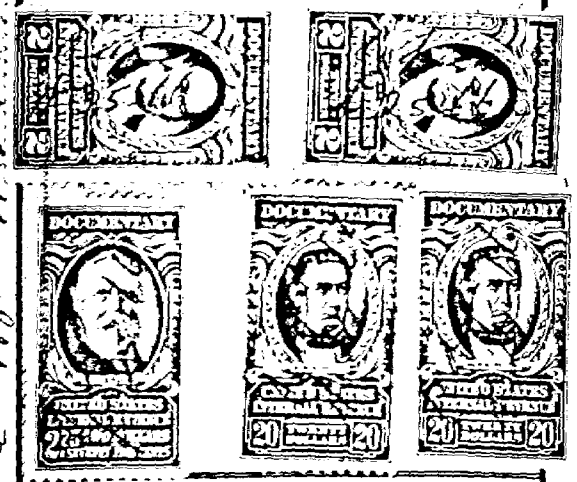
From

CLINTON E. DORSET, ET UX

To

J. ROBERT HANSON, ET UX

WARRANTY DEED



DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE

STATE TAX $ 63.75
PROBATE .50
TOTAL $ 64.25

APR 29 1966

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

PAID APR 29 1966 CT

APR 29 10 43 AM '66
NOTE BOOK 114 PAGE 540
RECORDING FEE $ 2.00
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

26374

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