WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Maurice Rowland (NAME)	Same (NAME)	Map 172
RT #4 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 27
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared by
Delwen W Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Elmo Phillips and wife, Myrtle Baars Phillips,
have bargained and sold, and by these presents do transfer and convey unto the said
Calvin Maurice Rowland and wife, Rita C. Rowland,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Old Hickory Boulevard 200 feet, more or less, northeast from the center line of a proposed 50-foot road as appears on the preliminary plan of Myrtlewood Estates, said point being also the northeast corner of the property conveyed to L. C. Gladney and wife, by deed from Elmo Phillips and wife, of record in book 3430, page 269, Register's Office for said County; thence with the southeasterly margin of said Old Hickory Boulevard north 65° east 120 feet to an iron pin; thence leaving said Boulevard south 25° east 390 feet to an iron pin; thence south 13° 31' west 46.03 feet to an iron pin; thence north 54° west 190 feet to an iron pin; thence north 25° west 250.7 feet to the beginning, containing 0.98 acres, more or less.

Being part of the real property conveyed to Elmo Phillips and wife, Myrtle Baars Phillips, by deed from J. P. Dolan and wife, of record in Book 1312, page 223, said Register's Office.

The above described property is conveyed subject to the following restrictions:

1. No residence shall be constructed on said property containing less than 1250 square feet of liveable floor area. Outside walls shall be brick to grade.
2. No building shall be erected nearer than 75 feet from Old Hickory Boulevard, 10 feet from each side line and 35 feet from the rear.

3. No animals shall be kept on said property other than household pets.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Calvin Maurice Rowland and wife, Rita C. Rowland, their heirs and assigns, forever.

And we do covenant with the said Calvin Maurice Rowland and wife, Rita C. Rowland, 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, Elmo Phillips and wife, Myrtle Baars Phillips, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Calvin Maurice Rowland and wife, Rita C. Rowland, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of August, 1966

Elmo Phillips

Myrtle Baars Phillips

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Robt T Phillips, a Notary Public in and for said County and State, the within named

Elmo Phillips and wife, Myrtle Baars Phillips,

the 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 13th day of August, 1966.

Robt T. Phillips
Notary Public

Commission Expires 10-28-69

NOTARY PUBLIC DAVIDSON COUNTY

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

AUG 15 1966

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

PAID AUG 15 1966

WARRANTY DEED

FROM

ELMO PHILLIPS, ET UX

TO

CALVIN MAURICE ROWLAND, ET UX
2914 Susan Dr.
Nashville, Tenn 37214

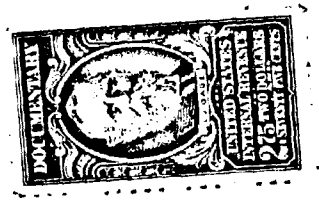
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

RECEIVED AUG 15 11 15 AM '66

399708

RECORDING FEE $ 2.00
DEP. REG. B

BOOK 1144 PAGE 482



Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON

BOOK 4046 PAGE 849