BOOK 4052 PAGE 846

This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-719 Nashville Trust Building
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Rees (NAME)	Commerce Union Bank (NAME)	
875 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 82-7
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	Par 523

For and in consideration of the sum of Ten and 00/100 ($10.00) -- **DOLLARS**
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by deed of the Nashville Housing Authority, of record in Book 3994, page 934, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said William A. Reese and wife, Ernestine Reese, 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. 36 on the Plan of the Nashville Housing Authority Subdivision No. 1, of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 57.5 feet on the easterly margin of Joseph Avenue and runs back between parallel lines 135.7 feet to an alley dedication.

Being part of the same property conveyed to Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans & Crockett, Inc., d/b/a Evans-Crockett-Mayfair under deed from the Nashville Housing Authority as of record in Book 3994, page 934, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants and conditions are of record in Book 3368, page 23, and Book 3994, page 934, said Register's Office.
2. The Plan of record in Book 3700, page 42, said Register's Office, shows a 25-foot minimum building setback line from Joseph Avenue.
3. Taxes for the year 1966, which are to be prorated and payment therefor assumed by grantees.

This is unimproved ( ) improved (x) property, known as 875 Joseph Avenue (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town) 37207 (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 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, unless otherwise herein set out; 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, ~~(Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders~~ insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my **hand this** 31st **day of** August, 19 66.

Andrew Ewing
Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 1966

Commission expires 10-25-67

Betty Poage
Notary Public

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

WARRANTY DEED

FROM
ANDREW EWING, TRUSTEE

TO
WILLIAM A. REESE and wife, ERNESTINE REESE

42089

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 2 31 PM '66

NOTED: BOOK 114 PAGE 270
RECORDING FEE $ 2.00
DEP. REG. ---- M

STATE TAX $ 17.40
PROBATE .50
TOTAL $ 17.90

SEP 1 1966

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

PAID SEP 1 - 1966

DOCUMENTARY 10 10 DOCUMENTARY 5 5 DOCUMENTARY 2.20 2.20

File: Edward Seddon
P.O. Box 1026
480 James Robertson
Nashville

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