BOOK 4055 PAGE 845

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Edward Cripps (NAME:)	Clyde Edward Cripps (NAME:)	11D-10750
(STREET ADDRESS OR ROUTE NUMBER)	804 West Chestnut Drive (STREET ADDRESS)	Map 42-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison Tennessee (CITY) (ZONE) (STATE)	Par. 51

For and in Consideration of the sum of Two Thousand Three Hundred Fifty and No/100 -- ---------- ($2,350.00) ---------- *DOLLARS*

cash in hand paid by Clyde Edward Cripps and wife, Anita H. Cripps, the receipt of which is hereby acknowledged,

We, George G. Hunt and wife, Cecilia E. Hunt *have bargained and sold, and by these presents do transfer and convey unto the said* Clyde Edward Cripps and wife, Anita H. Cripps, 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. 7 on the plan of Hedgewood Hills, as of record in book 2900, page 135, Register's Office for said County.
Said lot No. 7 fronts 125 feet on the easterly side of Vanoke Drive and extends back 251.6 feet on the northerly line and 267 feet on the southerly line to a dead line, measuring 176.75 feet thereon.
Being the same real property conveyed to George G. Hunt and wife, Cecilia E. Hunt by deed from Leonard Davidson and Harold W. Vandercook, of record in book 3677, page 494, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, anchor easement at northwest corner, 120-foot building setback line from Vanoke Drive and conditions of owners certificate, as shown on plan of record in book 2900, page 135, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3180, page 51, Register's Office for said County.

unimproved (X)
This is improved ( ) 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 Clyde Edward Cripps and wife, Anita H. Cripps, their *heirs and assigns, forever.*

And we *do covenant with the said* Clyde Edward Cripps and wife, Anita H. Cripps *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 taxes for the year 1966 which are prorated and assumed by grantees.

And we, George G. Hunt and wife, Cecilia E. Hunt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clyde Edward Cripps and wife, Anita H. Cripps, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* September, *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.*

George G. Hunt

Cecilia E. Hunt

This Instrument Was Prepared By
Olwen W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4055 PAGE 846

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes Jr, a Notary Public in and for said County and State, George G. Hunt and wife, Cecilia E. Hunt

the within named 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 September, 1966.

L. R. Grimes Jr Notary Public

Commission expires 10/18/69

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 purposes 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.....

WARRANTY DEED

FROM

George G. Hunt, et ux

TO

Clyde Edward Cripps, et ux

STATE TAX $ 3.53
PROBATE .50
TOTAL $ 4.03

SEP 13 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID SEP 13 1966

43261

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 10 25 AM '66

NOTED BOOK 114 PAGE 823
RECORDING FEE $ 3.00
DEP. REG. M

Compliments of
Security Title Company
A Division of
Security Title Insurance Company
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Cor. Third & Union
NASHVILLE, TENNESSEE