BOOK 4062 PAGE 411

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
480 JAMES ROBERTSON PARKWAY,
NASHVILLE, TENNESSEE

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Peters	Commerce Union Bank	Map 82-6
(NAME:)	(NAME:)	
700 Joseph Avenue	400 Union Street	Par 54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and no/100

DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans & Crockett, Inc. d/b/a Evans-Crockett-Mayfair, acting pursuant to the powers conferred upon me by deed of the Nashville Housing Authority, of record in Book 3994, page 928, Register's Office for Davidson County, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said James W. Peters and wife, Susie E. Peters

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot # 1 on the Plan of the Nashville Housing Authority # 1 as of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Joseph Avenue, the common front corners of Lots # 1 and 2, and running thence 145.0 feet back in a westerly direction along the common line between said lots to a point; thence 41.8 feet in a southerly direction to a point, the beginning of a curve; thence 31.15 feet in a southeasterly direction around said curve to a point in the northerly margin of Grace Street; thence 99.9 feet in an easterly direction along said margin of said Street to a point, the beginning of a curve; thence 39.60 feet in a northeasterly direction around said curve to a point in the westerly margin of Joseph Avenue; thence 38.1 feet in a northerly direction along said margin of said Avenue to the point of beginning.

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 928, 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 3994, page 928, and Book 3368, page 23, Register's Office for Davidson County, Tennessee.
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, and a 15-foot minimum building setback line from Grace Street.
3. Taxes for the year 1966, which are to be prorated and payment therefore assumed by grantees.

This is ( ) unimproved (X) improved property, known as 700 Joseph Avenue (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee (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. ~~[illegible]~~ insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my **hand** this 21st **day of** September, 19 66

Andrew Ewing, Trustee

Andrew Ewing, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4062 PAGE 412

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

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 21st day of September 1966

Commission expires 10-25-67 Betty Pangr
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

JAMES W. PETERS ET UX

45362

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 27 2 58 PM '66

NOTED BOOK 115 PAGE 69
RECORDING FEE $ 2.00
DEP. REG. M

EDWARD SEDDON
ATTORNEY AT LAW
P. O. BOX 1026
48[illegible] A E. ROBERTSON PARKWAY
NASHVILLE TENNESSEE

STATE TAX $ ~~1.75~~ 50
PROBATE
TOTAL $ 1.98

SEP 27 1966
PAID

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