This instrument was prepared by JOHN G. DOAK, Attorney
Firm of WARFIELD & ENTREKIN, American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4089 PAGE 943

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GORDON EUGENE LARKINS, JR. ET UX	H & W Builders Inc	
(NAME:) Moorman's Arm Road	(NAME:) 410 [illegible] St	Map 59-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville	Par. 95
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of ----------Ten & No/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid by GORDON EUGENE LARKINS, JR., AND WIFE, BARBARA JEAN LARKINS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

H & W BUILDERS, INC., has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Gordon Eugene Larkins, Jr. and wife, Barbara Jean Larkins, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot No. 99 on the Plan of Haynes Manor Subdivision, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 65.07 feet on the northwesterly margin of Moorman's Arm Road and extends back 135.38 feet on the northeasterly line and 135.1 feet on the southwesterly line to a line at the rear measuring 65.44 feet thereon.

BEING part of the same property conveyed to H & W Builders, Inc., by deed from Dodson Batson, Trustee, of record in Book 4018, page 775, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 3829, page 720 and amended in Book 3840, page 404, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 3600, page 85, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line, from Moorman's Arm Road, and a 10-foot easements for public utility and drainage purposes along the northeasterly side and rear lines, of said lot.

unimproved / This is improved { } property, known as Moorman's Arm Road, Nashville
(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 Gordon Eugene Larkins, Jr. and wife, Barbara Jean Larkins, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Gordon Eugene Larkins, Jr. and wife, Barbara Jean Larkins *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered* except for current taxes and as noted above,

And H & W Builders, Inc., does ~~do~~ *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gordon Eugene Larkins, Jr. and wife Barbara Jean Larkins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22 *day of* December, *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.*

H & W BUILDERS, INC.
BY: L. H. HARDAWAY, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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
COUNTY OF DAVIDSON

Before me, [illegible] *, a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* H & W Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 22 *day of* December *, 19* 66 .

[signature]
Notary Public

Commission Expires 2-22-1967 .

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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STATE TAX $ 20.93
PROBATE 50
TOTAL $ 21.43

DEC 29 1966

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

PAID DEC 29 1966 CT



55766

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 2 32 PM '66

NOTED: BOOK 115 PAGE 542
RECORDING FEE $ 2.00
DEP. REG.

WARRANTY DEED

FROM

H & W BUILDERS, INC.

TO

GORDON EUGENE LARKINS, JR. AND WIFE
BARBARA JEAN LARKINS

4930

File: First & Mid-South Nat'l Co.