This instrument was prepared by JOHN G. DOAK, Attorney. Law Firm of Warfield & Entrekin, American Trust Escrow Co., Nashville, Tennessee.

WARRANTY DEED

BOOK 4094 PAGE 334

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewey Lee Roberts, Jr., et ux (NAME:)	First + Mid-South Mortgage (NAME:)	Map. 102-3
396 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	416 Union St. Same (STREET ADDRESS)	Par. 166
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn (CITY) (ZONE) (STATE)	PW

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

cash in hand paid by DEWEY LEE ROBERTS, JR., and wife, ROBERTA SUE ROBERTS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC., has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Dewey Lee Roberts, Jr., and wife, Roberta Sue Roberts, 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, 8th Civil District, being Lot No. 1208 on the Plan of Charlotte Park, Section, 21, as of record in Book 3700, pages 10 and 11, Register's Office for said County, described as follows:

SAID Lot No. 1208 fronts 80 feet on the northeasterly side of Annex Avenue and extends back 159.1 feet on the northwesterly line and 162.0 feet on the southeasterly line, to a line in the rear on which it measures 65.45 feet.

BEING the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from Consolidated Developments, Inc., of record in Book 3915, page 426, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3902, page 965, said Register's Office and the Plan of record in Book 3700, pages 10 and 11, said Registers' Office, shows an owner's certificate, a 30-foot minimum building setback line from Annex Avenue and a 10-foot public utility and drainage easement along the rear line of said lot and a 5 x 15-foot utility anchor easement located on the easterly corner of said lot and a public utility and drainage easement measuring 4 feet in width on the southeasterly line of said lot, and an agreement of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 396 (House Number) Annex Avenue (Street) P. O. Address: Nashville (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 Dewey Lee Roberts, Jr., and wife, Roberta Sue Roberts, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Dewey Lee Roberts, Jr., and wife, Roberta Sue Roberts *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 Alvin W. Terrell & Son, Inc., does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Dewey Lee Roberts, Jr., and wife, Roberta Sue Roberts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 12th *day of* January, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALVIN W. TERRELL & SON, INC.

BY: B. W. Terrell
B. W. Terrell, Vice 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, John H Doak *, a Notary Public of the State and County aforesaid, personally appeared* B. W. Terrell *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Alvin W. Terrell & Son, Inc. *, the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice PRESIDENT

Witness my hand and seal, at office in Nashville, Tennessee
this 12th *day of* January *, 19* 67

John H Doak
Notary Public

JOHN H. DOAK NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 22 JAN 64

File: First & Mid-So. Mtg. Co.

$16,100

WARRANTY DEED

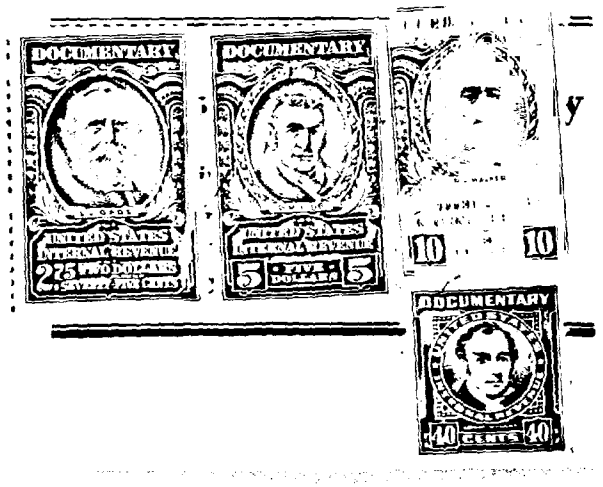
FROM

ALVIN W. TERRELL & SON, INC.

TO

DEWEY LEE ROBERTS, JR., and wife, ROBERTA SUE ROBERTS

396 Annex Ave., Nash.



57518

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 18 10 39 AM '67

NOTED: BOOK 1115 PAGE 337

RECORDING FEE B 2.50

DEP. REG. _____

BOOK 4094 PAGE 337

STATE TAX $ 24.15

PROBATE .50

TOTAL $ 24.65

JAN 18 1967

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

PAID JAN 18 1967