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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances A. Lee (NAME)	Frances A. Lee (NAME)	Map 118-14
	226 Ball Park Rd	Par. 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	mo

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

----------*DOLLARS*

cash in hand paid and other good and valuable considerations to us paid, the receipt of which is hereby acknowledged,

We, F. W. JOHNSON AND WIFE, ETOILE R. JOHNSON,

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES A. LEE, her

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

Being Lot No. 17 on the Plan of Marengo Park, Section "C", as of record in Book 1130, page 21, Register's Office for said County.

Said lot No. 17 fronts 75 feet on the easterly side of Robin Road and runs back between parallel lines 190 feet to a dead line.

Being the same real property conveyed to F. W. Johnson and wife, Etoile R. Johnson by deed from Stephen R. May and wife, of record in Book 2041, Page 459, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 1278, Page 118, Register's Office for Davidson County, Tennessee; a 10 foot easement for public utilities along rear line of premises and 50 foot building setback line from Robin Road, as shown on plan of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee, and perpetual easement reserved over the rear ten feet of premises for utility installation and maintenance such as electric lines, gas, water mains, sewerage, etc., as set out in an instrument of record in Book 1165, Page 290, Register's Office for Davidson County, Tennessee.

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as Robin Road, Nashville, Tennessee
(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 Frances A. Lee, her *heirs and assigns, forever.*

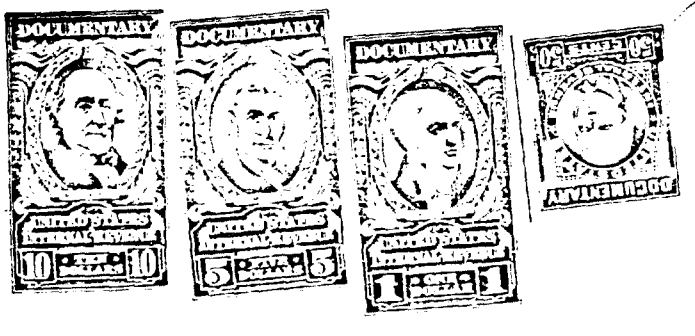
And we *do covenant with the said* Frances A. Lee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except by restrictive covenants, easements and setback lines as hereinabove set forth, subject to which this conveyance is executed, and taxes for the year 1967 which have been prorated and assumed by the grantee.

And we, F. W. Johnson and wife, Etoile R. Johnson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frances A. Lee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* February, *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.*

F. W. Johnson

Etoile R. Johnson



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* F. W. Johnson and wife, Etoile R. Johnson,

*the 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* 6th *day of* February, *19* 67.

[signature], *Notary Public.*

Commission Expires 8-26-69

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, ..., *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 purpose 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 .....

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STATE TAX $ 2.75
PROBATE .50
TOTAL $ 2.30

FEB 9 1967

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

PAID FEB 9 - 1967

WARRANTY DEED

FROM

E. W. Johnson, et ux

TO

Frances A. Lee

60170

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 2 20 PM '67

NOTED. BOOK 115 PAGE 743
RECORDING FEE $ 2.00
DEP. REG. [illegible]

Mail to
Security Title
1411 Broadway
Nashville, Tenn. 37203

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE