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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd E. Espinoza and wife (NAME)	BOOK 4104 PAGE 901 (NAME)	Map 146-11 Par. 37
5033 Dovecote Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by FLOYD E. ESPINOZA and wife, AILENE W. ESPINOZA, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GARLAND BATES, and wife, MARGIE LOUISE HENSLEY BATES,

have bargained and sold, and by these presents do transfer and convey unto the said Floyd E. Espinoza and wife, Ailene W. Espinoza, 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. 64 on Section 1, Revised Crieve Hall Estates, a Plat of which is of record in Book 1835, pages 122, 123 and 124, inclusive, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 100 feet on the Easterly side of Dovecote Drive and runs back 220 feet on the northerly line, 225.8 feet on the southerly line to a dead line measuring 105 feet thereon.

BEING the same property conveyed to Garland Bates and wife, Margie Louise Hensley Bates, by deed from James R. Potter and wife, Mary S. Potter, of record in Book 2809, page 535, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 2046, page 88, said Register's Office and the Plan of record in Book 1835, pages 122, 123 and 124, said Register's Office, shows an owner's certificate, a 65-foot minimum building setback line from Dovecote Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2.0 x 15-foot utility anchor easement located on the northeasterly corner of said lot.

unimproved ( )
This is improved ( ) property, known as 5033 (House Number) Dovecote Drive (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 Floyd E. Espinoza, and wife, Ailene W. Espinoza, their *heirs and assigns, forever.*

And we *do covenant with the said* Floyd E. Espinoza, and wife, Ailene W. Espinoza *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.*

And we, Garland Bates, and wife, Margie Louise Hensley Bates *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Floyd E. Espinoza and wife, Ailene W. Espinoza, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th *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.*

X Garland Bates
GARLAND BATES

X Margie Louise Hensley Bates
MARGIE LOUISE HENSLEY BATES

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 TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Vera Hilliard B. Lane, *a Notary Public in and for said County and State, the within named* Garland Bates and wife, Margie Louise Hensley Bates

the bargainors, 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 Chattanooga, Tennessee, *this* 31st *day of* January, *19* 67

Vera Hilliard B. Lane, *Notary Public.*

Commission Expires July 31, 1967

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.....

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

FEB 23 1967

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

PAID FEB 23 1967

File: First Security Co
B 4000

WARRANTY DEED

FROM

GARLAND BATES and wife,

MARGIE LOUISE HENSLEY BATES

TO

FLOYD E. ESPINOZA and wife,

AILENE W. ESPINOZA

61587

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 10 59 AM '67

NOTED BOOK 115 PAGE 806
RECORDING FEE $ 2.00
DEP. REG. ____

Scan Complete

