BOOK 4106 PAGE 319

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Sawyers (NAME:)	Same (NAME:)	Map. 116-10
403 Ellendale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 115-116-117
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00)----------

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

cash in hand paid by John L. Sawyers and wife, Julia E. Sawyers to Edward J. Childers and wife, Valerie A. Childers, and other good and valuable considerations, we, Edward J. Childers and wife, Valerie A. Childers

have bargained and sold, and by these presents do transfer and convey unto the said John L. Sawyers and wife, Julia E. Sawyers, their

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

Two tracts of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Being part of lot No. 1 of Block "B" on the map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, July _____, 1931, as follows: Beginning at the southeast corner of Belle Meade Boulevard and Malone Avenue; thence with said Avenue, eastwardly 170 feet to the line between lots Nos. 1 and 17; thence with the line between said two lots, southwardly 150 feet; thence westwardly 200 feet, more or less, to the easterly margin of Belle Meade Boulevard; thence with said Boulevard, northwardly 106 feet to the beginning.

TRACT NO. 2: Being lots Nos. 16 and 17 of Block "B" on the plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July _____, 1931, as follows: Beginning on the westerly margin of Ellendale Avenue at the northeast corner of the property conveyed to William E. Ward, Jr. and wife, by deed from Mary Cornelia Malone, et al, of record in book 1361, page 233, Register's Office for said County, being the corner of lots Nos. 15 and 16; thence with the line between said two lots, westwardly 237 feet to the common corner of lots Nos. 2, 3, 15 and 16; thence with the line between lots Nos. 2 and 16 and 1 and 17, northwardly 384 feet to the southerly margin of Malone Avenue;

thence with said Avenue, eastwardly 117 feet to the beginning of a curve; thence around said curve in a southeasterly direction with a radius of 75 feet, 90 feet to the westerly margin of Ellendale Avenue; thence with said Avenue, southwardly 263 feet 3 inches to the beginning.

Being the same real property conveyed to Edward J. Childers and wife, Valerie A. Childers by deed from Irving Miller and wife, Katheryne Blair Miller of record in book 3575, page 469, Register's Office for Davidson County, Tennessee

This is improved (X) unimproved ( ) property, known as 403 (House Number) Ellendale Drive (Street) Nashville, Tennessee 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 John L. Sawyers and wife, Julia E. Sawyers, their *heirs and assigns, forever.*

And we *do covenant with the said* John L. Sawyers and wife, Julia E. Sawyers *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 for 1967 taxes which have been prorated as of March 1, 1967, and assumed by Grantees, and restrictive covenants of record in book 1495, page 577, Register's Office for Davidson County, Tennessee.

And we, Edward J. Childers and wife, Valerie A. Childers *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John L. Sawyers and wife, Julia E. Sawyers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25th *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.*

Edward J. Childers

Valerie A. Childers

Valerie A. Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jorge W. Pickus, a Notary Public in and for said County and State, the within named Edward J. Childers and wife, Valerie A. Childers

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 Nashville, Tennessee, this 26th day of February, 1967.

Jorge W. Pickus, Notary Public.

Commission Expires November 8, 1967

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 .....

BOOK 4106 PAGE 322

STATE TAX $ 1407.5
PROBATE .50
TOTAL $ 145.20

FEB 28 1967

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

PAID FEB 28 1967



62126

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 10 06 AM '67

NOTED: BOOK 115 PAGE 83
RECORDING FEE $ 2.00
DEP. REG.

WARRANTY DEED

FROM Edward J. Childers, et ux

TO John L. Sawyers and wife, Julia E. Sawyers