BOOK 4118 PAGE 584

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Bass et ux	Same	Map. 83-15
(NAME:)	(NAME:)	Par. 167
1802 Barclay		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PU

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

cash in hand paid by Paul H. Bass and wife, Sue F. Bass, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Paul H. Bass and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $15,000.00 secured by a deed of trust of record in Book 2981, page 231, Register's Office for Davidson County, Tennessee, which was assigned to The Prudential Insurance Company of America by an instrument of record in Book 2987 page 298, said Register's Office.

We, JOSEPH H. RUTHERFORD and wife, MARY DELL RUTHERFORD, *have bargained and sold, and by these presents do transfer and convey unto the said* PAUL H. BASS and wife, SUE F. BASS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 197 on the Plan of Fortland Park, Section 1, as of record in Book 2663 page 61, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Barclay Drive, the corner of Lots Nos. 197 and 196; thence northwesterly along the line between said two lots, 146 feet to a point, the common corner of Lots Nos. 196, 197, 173 and 174; thence southerly 88.9 feet to a point, the corner of lots Nos. 197 and 198; thence easterly along the line between said two lots 142.9 feet to a point in the westerly margin of Barclay Drive; thence northeasterly along the margin of said Drive, 3.6 feet to a point, and continuing thence 71.44 feet along the margin of said Drive, to the point of beginning.

Being the same property conveyed to Joseph H. Rutherford and wife, Mary Dell Rutherford by deed from Everett S. Kersten et ux of record in Book 4093, page 707, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to 10 foot public utility and sewer easement along rear of premises, 40 foot building setback line from Barclay Drive, and conditions of owners certificate, as shown on plan of record in Book 2663 page 61, Register's Office for said County, as corrected by instrument of record in Book 2799 page 43, said Register's Office; and to restrictive covenants of record in Book 2753 page 612, said Register's Office, as amended in Book 3431 page 100 said Register's Office; and restrictive covenants of record in Book 1788 page 445, said Register's Office.

THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
235 Third Avenue North
Nashville, Tennessee

unimproved ( ) This is improved (X) property, known as 1802 (House Number) Barclay (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 PAUL H. BASS and wife, SUE F. BASS, their *heirs and assigns, forever.*

And we *do covenant with the said* Paul H. Bass and wife, Sue F. Bass, *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 as above set out. The 1967 taxes are assumed by the purchasers.

And we, Joseph H. Rutherford and wife, Mary Della Rutherford, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul H. Bass and wife, Sue F. Bass, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6 *day of* April, *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.*

Joseph H Rutherford

Mary Della Rutherford

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
65 ONE DOLLAR
SIXTY FIVE CENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Joseph H. Rutherford and wife, Mary Dell Rutherford,

.....

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 6 day of April, 19 67.

James F. Duncan Jr., Notary Public.

Commission Expires 7-5-69.

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 $ 2.25
PROBATE .50
TOTAL $ 2.75

APR 7 1967

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

PAID APR 7 1967

WARRANTY DEED

FROM

Joseph H. Rutherford, et ux

TO

Paul H. Bass, et ux

66825

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 7 9 10 AM '67

NOTED, BOOK 116 PAGE 194

RECORDING FEE $ 2.00

DEP. REG. ____

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE