WARRANTY DEED

BOOK 4135 PAGE 322

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. T. Greenfield et ux.	H. T. Greenfield	3D-35220
(NAME)	(NAME)	
2110 Sanborn Drive	2110 Sanborn Drive	Map 95-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 34
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Mrp

For and in Consideration of the sum of Eleven Thousand Six Hundred Fifty and no/100 ----- ($11,650.00) ----- *DOLLARS*

cash in hand paid by H. T. Greenfield and wife, Addie Lou Greenfield, the receipt of which is hereby acknowledged,

We, John L. Ake and wife, Betty Ann Ake,

have bargained and sold, and by these presents do transfer and convey unto the said H. T. Greenfield and wife, Addie Lou Greenfield, 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. 195 on the Plan of Elm Hill Acres, Section IV, of record in book 2331, page 118, Register's Office for said County.

Said Lot No. 195 fronts 70 feet on the northeasterly side of Sanborn Drive and runs back 237.4 feet, more or less, on the northwesterly line and 234.2 feet, more or less, on the southeasterly line to the center line of Sims Branch on which it measures 70 feet, more or less.

Being the same real property conveyed to John L. Ake and wife, Betty Ann Ake, by deed from Philip N. Brownstein, as Federal Housing Commissioner, of record in book 3855, page 758, said Register's Office.

This conveyance is made subject to 20-foot public utility easement across northerly part of premises, easement for flow of Sims Branch across rear of premises, 40-foot building setback line from Sanborn Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 118, Register's Office for said County; and to perpetual easement and right to flood premises, with all other and additional rights as set out in book 2199, page 83, said Register's Office; and to restrictive covenants of record in book 2442, page 464, said Register's Office.

This Instrument Was Prepared By

DEWEY W. PEDIGO

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is ~~improved~~ (X) property, known as 2110 Sanborn Drive, 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 H. T. Greenfield and wife, Addie Lou Greenfield, their *heirs and assigns, forever.*

And we *do covenant with the said* H. T. Greenfield and wife, Addie Lou Greenfield *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 taxes for the year 1967 which the Grantees agree to assume.

And we, John L. Ake and wife, Betty Ann Ake, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. T. Greenfield and wife, Addie Lou Greenfield, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd. *day of* May, *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.*

John L. Ake

Betty Ann Ake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4135 PAGE 324

Personally appeared before me, I G. Lic Tatom, a Notary Public in and for said County and State, the within named John L. Ake and wife, Betty Ann Ake,

the bargainor, 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 22nd. day of May, 19 67

G L Tatom, Notary Public.

Commission Expires 10/29/69

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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WARRANTY DEED

FROM

JOHN L. AKE AND WIFE, BETTY ANN AKE

TO

H. T. GREENFIELD AND WIFE, ADDIE LOU GREENFIELD

73232

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 10 05 AM '67

NOTED: BOOK 116 PAGE 486
RECORDING FEE $ 2.00
DEP. REG. m

Compliments of

Recorded: $11,650.00
Rec - 2.00
Tax - 17.97
Stamps - 13.20

STATE TAX $ 17.98
PROBATE 50
TOTAL $ 17.98

MAY 26 1967

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

PAID MAY 26 1967 CT

Total: $33.17