BOOK 4135 PAGE 4[illegible]3

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack James (NAME)	Jack James (NAME)	MAP 161-5
5420 San Marcos Drive (STREET ADDRESS OR ROUTE NUMBER)	5420 San Marcos Drive (STREET ADDRESS)	PAR. 37
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

Centennial Construction Company

have bargained and sold, and by these presents do transfer and convey unto the said Jack James and wife, Joyce S. James 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. 15 on the Plan of Hillview Estates, as of record in Book 3600, page 89, as amended in Book 3977, page 408, Register's Office for said County, to which plan specific reference is here made for a more particular description.

Being the same property conveyed to Centennial Construction Company, by deed from Twin Lawn Development Company, Inc., of record in Book 4051, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 3836, page 719, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 3600, page 89, as amended in Book 3977, page 408, said Register's Office, shows an Owner's Certificate, a 90 foot minimum building setback line from Woodhurst Drive and a 50 foot minimum building setback line from San Marcos Drive, and a 5 foot easement for public utility purposes along the south line of said lot, and a 3 x 15 foot utility anchor easement near the southwest corner.

STATE TAX $ 39.93
PROBATE .50
TOTAL $ 39.43

MAY 26 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN. PAID MAY 26 1967

This is unimproved ( ) improved (X) property, known as 5420 San Marcos Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof Centennial Construction Company has caused this instrument to be executed by its duly authorized officer this 23rd day of May, 1967.

CENTENNIAL CONSTRUCTION COMPANY

By: Charles A. Wheeler, Jr.

Charles A. Wheeler, Jr., President

STATE OF TENNESSEE
Davidson County

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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jo Ann Smith, a Notary Public within and for the State and County aforesaid, personally appeared Charles A. Wheeler, Jr. with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the President respectively of the Centennial Construction Company, the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles A. Wheeler, Jr. as such President, and attesting the same by the seal of the corporation.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of May, 19 67.

My commission expires April 26, 1971

_____
Notary Public

WARRANTY DEED

FROM CENTENNIAL CONSTRUCTION COMPANY

TO Jack James and wife, Joyce S. James

732905

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 12 53 PM '67

NOTED: BOOK 116 PAGE 488
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.