BOOK 4136 PAGE 119

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
A. G. Deer (NAME)	A. G. Deer (NAME)	8D-75600
112 Hardingwoods Place (STREET ADDRESS OR ROUTE NUMBER)	112 Hardingwoods Place (STREET ADDRESS)	Map 129-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 21

For and in Consideration of the sum of Forty-two Thousand Five Hundred and No/100 ---------- ($42,500.00) ---------- *DOLLARS*

cash in hand paid by A. G. Deer and wife, Christine Deer, the receipt of which is hereby acknowledged,

We, Richard J. Menefee and wife, Lucy Hayes Menefee,

have bargained and sold, and by these presents do transfer and convey unto the said A. G. Deer and wife, Christine Deer, 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. 20 on the Plan of Harding Woods, as of record in book 2900, page 115, Register's Office for said County.
Said lot No. 20 fronts 189.2 feet on the northerly side of Hardingwoods Place and extends back 277.2 feet on the westerly line and 260.2 feet on the easterly line to a dead line, measuring 189.5 feet thereon.
Being the same real property conveyed to Richard J. Menefee and wife, Lucy Hayes Menefee, by deed from Ervin M. Entrekin, Trustee, of record in book 3838, page 319, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 5-foot drainage easement, anchor easement, 125-foot building setback line from Hardingwoods Place and conditions of owners certificate, as shown on plan of record in book 2900, page 115, and by instrument of record in book 3951, page 199, Register's Office for said County, the setback line was changed to 105 feet, and to restrictive covenants contained in instruments of record in book 2998, page 498, and book 3130, page 627, said Register's Office.

This is unimproved ( ) improved (X) property, known as 112 Hardingwoods Place (House Number) (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 A. G. Deer and wife, Christine Deer, their

heirs and assigns, forever.

And we *do covenant with the said* A. G. Deer and wife, Christine Deer *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, Richard J. Menefee and wife, Lucy Hayes Menefee *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. G. Deer and wife, Christine Deer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *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.*

Richard J. Menefee

Lucy Hayes Menefee

This Instrument Was Prepared By

Henry M. Pedigo

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard L. McMacon, a Notary Public in and for said County and State, Richard J. Menefee and wife, Lucy Hayes Menefee,

the within named 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 25th day of May, 19 67.

Commission expires 4-25-70

Richard L. McMacon Notary Public

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 .....

73553

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 31 9 40 AM '67
NOTED: BOOK 1116 PAGE 508
RECORDING FEE $ 2.50
DEP. REG. .....

STATE TAX $ 6.25
PROBATE .50
TOTAL $ 6.75

MAY 31 1967

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

PAID MAY 31 1967

WARRANTY DEED

FROM

Richard J. Menefee, et ux

TO

A. G. Deer, et ux

GUARANTY MORTGAGE CO. OF NASHVILLE



4 42.50