BOOK 4147 PAGE 430

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. and Molly Woodcock Alford (NAME:)	(NAME:)	Map. 58
4951 Drakes Branch Road (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	Par 58
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

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

and other good and valuable considerations in hand paid by Robert Mr. Alford and wife, Molly Woodcock Alford, the receipt and sufficiency whereof is hereby acknowledged, I, Lera Mills, widow of Charles Mills,

have bargained and sold, and by these presents do transfer and convey unto the said Robert M. Alford and wife, Molly Woodcock Alford their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., June 12, 1967, as follows:

Beginning at a point on the westerly margin of Drakes Branch Road at the northeast corner of the property conveyed to Robert Alford and wife, of record in book 1079, page 209, Register's Office for said County; thence with said Alford's northern boundary line north 86° 52' west 951.82 feet; thence north 3° 09' east 644.47 feet; thence south 86° 27' east 834.90 feet to the center of Drakes Branch Road; thence with the center of the same south 10° 10' east 163.14 feet, south 4° 44' east 377.11 feet, and south 9° 23' east 126.70 feet to the beginning, containing 13.43 acres, more or less.

Being part of the real property conveyed to Charles Mills and wife, Lera Mills by deed from Joe C linton Drake and wife, or record in book 1785, page 483, Register's Office for said County, the said Charles Mills having since died.

This conveyance is made subject to the following encumbrances: right of way of Drakes Branch Road lying within boundaries of premises herein described and a 16' easement for access road as shown on survey made by Southern Land Surveying Co., Inc., June 12, 1967, and an easement for roadway 16' wide along the northern line of the premises to County Road, as set out in deed from J. B. Mullins to Albert Burch and wife, of record in Book 464, page 734, Register's Office for Davidson County, Tennessee, referred to in the deed to Joe Clinton Drake and wife, of record in Book 762, page 109, said Register's Office.

unimproved (X)
This is improved ( ) property, known as ..... (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 Robert M. Alford and wife, Molly Woodcock Alford, their *heirs and assigns, forever.*

And Grantor *do*es *covenant with the said* Robert M. Alford and wife, Molly Woodcock Alford *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* (See exceptions noted on foregoing page)

And Lera Mills does *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert M. Alford and wife, Molly Woodcock Alford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 26 *day of* June *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.*

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3.30 THREE DOLLARS THIRTY CENTS

Lera Mills

Lera Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Lera Mills

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ..... day of June, 19 67.

Mary Ann Lloyd, Notary Public.

Commission Expires Aug. 19, 1969.

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 .....

STATE TAX $ 8.25
PROBATE .50
TOTAL $ 8.75

JUN 28 1967

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

PAID JUN 28 1967

WARRANTY DEED

FROM

Lera Mills, a widow

TO

Robert M. Alford and wife,
Molly Woodcock Alford

7777

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 28 3 08 PM '67

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RECORDING FEE $ 2.75

DEP. REG.

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Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE