BOOK 4149 PAGE 874

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

THIS INSTRUMENT WAS PREPARED BY;
EDWARD SEDDON, ATTORNEY
SUITE 508 - 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frances Landis et al | Fidelity Federal Savings & Loan | 2DA 43828 |
| 3626 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street Association (STREET ADDRESS) | Map 120-9 Pt. 163 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

**For and in consideration of the sum of** Ten and No/ 100---------- **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans & Crockett, Inc., d/b/a Evans-Crockett-Mayfair, acting pursuant to the powers conferred upon me by deed of the Nashville Housing Authority, of record in Book 3994, page 934, Register's Office for Davidson County, Tennessee.

**have bargained and sold, and by these presents do transfer and convey unto the said** Mrs. Minnie Ola Smith for life with remainder to Frances Landis, Kathleen J. Pratt, Lillie Mae Cox, and Ira L. Smith, Jr. 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. 5D50 on the Plan of Glengarry Park, Section 5D, as of record in Book 3600, page 36, Register's Office for said County.

Said Lot No. 5D50 fronts 80.8 feet on the southeasterly side of Winthorne Drive and runs back between lines 265.5 feet on the southwesterly side and 252.7 feet on the northeasterly side, to a line in the rear on which it measures 79.5 feet.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed from Atlas Construction Company, of record in Book 4072, page 589, said Register's Office.

The above conveyance is expressly subject to the following:

1. Restrictive covenants and conditions are of record in Book 3675, page 278, Register's Office for Davidson County, Tennessee.

2. Easements, setback lines, etc., as shown on plan of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee

3. Taxes for the year 1967 a lien, but not yet due and payable.

This is improved ( X ) unimproved ( ) property, known as 1326 Winthorne 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 unencumbered, 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. Insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

**Witness** my **hand** this 5th **day of** July, **19** 67

Andrew Ewing, Trustee

Andrew Ewing, Trustee