This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4153 PAGE 873

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MABEL B. CROOKS (NAME)	A & I UNIVERSITY (NAME)	Map. 58-15
(STREET ADDRESS OR ROUTE NUMBER)	CENTENNIAL BOULEVARD (STREET ADDRESS)	Par. 10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by MABEL B. CROOKS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ .38
PROBATE .50
TOTAL $ .88

JUL 21 1967

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

PAID JUL 21 1967 CT

KINGS PROPERTY COMPANY, a partnership and HENRY HUDSON, Individually,

have bargained and sold, and by these presents do transfer and convey unto the said Mabel B. Crooks, her *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. 1 on the Plan of Royal Crest Subdivision, as of record in Book 3700, page 86, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Kings Court at the corner of Lots Nos. 1 and 2; thence with the line between said two lots westwardly 211.59 feet; thence north 1° 29' 22" east 347.69 feet to the southerly margin of Kings Lane; thence with same eastwardly 148 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.27 feet to the westerly margin of said Kings Court; thence with same southwardly 219 feet to the beginning.

BEING part of the real property conveyed to Kings Property Company, a partnership by deed from Neely Whitfield of record in Book 3854, page 533 and by deed from Alfred Norris and wife, of record in Book 3854, page 529, said Register's Office.

CONVEYANCE of this property is made subject to an easement for public utilities and drainage along westerly line of premises, anchor easement at northwest and southeast corners of premises, overhang easement along easterly line of premises, 130-foot building setback line from Kings Lane, 90-foot building setback line from Kings Court and conditions of owners certificate, as shown on the Plan of Record in Book 3700, page 86, said Register's Office, and restrictions of record in Book 4059, page 174, said Register's Office.

CONVEYANCE of this property is also made subject to an instrument of record in Book 4103, page 125, said Register's Office, that states that Thomas C. Swann, Richard D. Sweeney and Ervin M. Entrekin have withdrawn from the partnership and property which is being conveyed must be conveyed by the partnership and Henry Hudson.

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This is { unimproved / X / improved } property, known as ..... Nashville
(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 Mabel B. Crooks, her ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* Mabel B. Crooks ..... *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 for current taxes and as noted above.

And Kings Property Company, a partnership and Henry Hudson, individually, *do further covenant and bind* ourselves, our successors ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mabel B. Crooks, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my ..... *hand* ..... *this* 8th ..... *day of* July ....., 1967....., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard D. Sweeney
RICHARD D. SWEENEY

Thomas C. Swann
THOMAS C. SWANN

Ervin M. Entrekin
ERVIN M. ENTREKIN

KING PROPERTY COMPANY, partnership

BY: Henry Hudson
HENRY HUDSON, Partner

BY: Henry Hudson
HENRY HUDSON, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4153 PAGE 875

Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State, the within named Henry Hudson as partner and individually

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1967.

A. C Walker, Notary Public.

Commission Expires My Commission Expires July 29, 1970.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, a Notary Public in and for said County and State, the within named Richard D. Sweeney, Thomas C. Swann and Ervin M. Entrekin

the bargainors, 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 17 day of July, 1967.

Mary B. Cooper, Notary Public.

Commission Expires 1/25/69

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 80572

Witness my hand and seal, at office in .....,
this ..... day of .....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

..... Notary Public

Commission Expires .....

JUL 21 10 09 AM '67

NOTED BOOK 116 PAGE 819
RECORDING FEE $ 4.50
DEP. REG. 2