This instrument was prepared by Andrew D. Tanner, Attorney,
507 American Trust Building, Nashville, Tenn.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. 4156 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Fletcher et ux	- Same -	3D - 4040
(NAME:) 2249 Lebanon Road	(NAME:)	Map 95-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Pac. 26 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------

TEN and no/100 ($10.00) -------

DOLLARS

cash, and other good and valuable considerations paid, the receipt of which are hereby acknowledged,

I, Sofronia Martin, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said George W. Fletcher and wife, Maurita M. Fletcher,

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. 3 on the Plan of Merry Oaks, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the south margin of Lebanon Pike at the corner of Lots Nos. 2 and 3; thence with the line between said Lots, southerly 360 feet to the north line of Lot No. 122; thence with the line between Lots Nos. 3 and 112 easterly 123 feet to the west margin of Blue Hills Drive; thence with the margin of the same, northerly 335 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the south margin of Lebanon Pike; thence with the margin of the same westerly 98 feet to the beginning.
Being the same property conveyed to Nathan B. Martin and wife, Sofronia Martin, by deed from Alybel O. Johnson and husband, William R. Johnson, of record in Book 2158, page 403, said Register's Office for Davidson County, Tennessee. The said Nathan B. Martin having died.

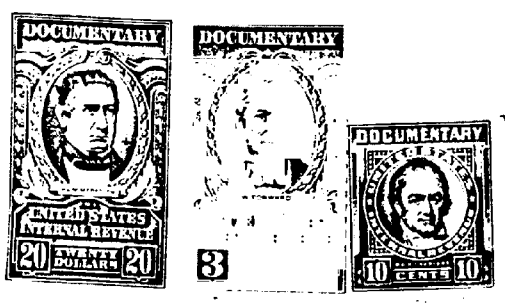
Said property is conveyed subject to: (1) Restrictive covenants of record in Book 416, page 145, Book 1846, page 109, and in Book 1855, page 377, and in Book 1876, page 264, said Register's Office; and (2) The Plan of record in Book 1835, page 67, said Register's Office, shows an Owner's Certificate a 150-foot minimum building setback line from Lebanon Pike, a 30-minimum building setback line from Blue Hills Drive and an easement for public utility purposes along the south line of said lot.

This is unimproved ( ) improved (X) property, known as 2249 Lebanon Road, Nashville, Tennessee
(House Number) (Street) 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. 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.

Witness my **hand this** 27th **day of** July, **19** 67

Sofronia Martin
(Sofronia)



BOOK 4156 PAGE 303

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann S. Williams, a Notary Public in and for said County and State, the within named Sofronia Martin, a widow,

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 27th day of July 19 67

Commission expires Oct 29, 1969

Ann S. Williams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

SOFRONIA MARTIN, a widow

TO

GEORGE W. FLETCHER et ux

81625

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 3 52 PM '67
NOTE BOOK 117 PAGE 17
RECORDING FEE $ 2.00
DEP. REG. 4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 3.25
PROBATE 50
TOTAL $ 3.75

JUL 27 1967

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

PAID JUL 27 1967