THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENN.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4158 PAGE 66

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Manous L. Rizor	Same	Map 98
(NAME:)	(NAME:)	Par. 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration.

I, FRANK M. NEWMAN, Trustee, with full power of sale

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** MANOUS L. RIZOR and wife, LILLIE D. RIZOR

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 4th Civil District of Davidson County, Tennessee, being the southerly 144 feet of Tract No. 9 on the unrecorded plat of said property made by Hickerson and Pleasant, Engineers, dated Dec. 19, 1966, as follows:

SAID part of said Tract No. 9 fronts 144 feet on the easterly margin of Earhart Road and runs back between parallel lines measuring 900 feet thereon to a line in the rear measuring 144 feet thereon, and containing 3.0 acres more or less by estimation.

BEING part of the same property conveyed to Frank M. Newman, Trustee with full power of sale, by deed from Ada M. Cooper as of record in Book 3965, page 358, Register's Office, Davidson County, Tennessee.

Building Restrictions: 175 ft. building setback from Earhard Road; 1200 sq. ft. living area minimum, 50% brick, stone or equivalent, brick or stone to grade; no trailers; no basement houses used as living quarters; out-building must be neat and approved by developer; no swine or goats will be permitted within 500 feet of Earhart Road.

This is unimproved (X) improved ( ) property, known as Tract No. 9, Earhart Road, Hermitage, Tenn. 37076
(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** 28th **day of** July **, 19** 67

Frank M. Newman, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christian C. Zimmermann, a Notary Public in and for said County and State, the within named FRANK M. NEWMAN, Trustee

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 Donelson, Tennessee, this 28th day of July 19 67.

Commission expires Jan. 24, 1970

Christian C. Zimmermann
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

Mail to: Lester Rizor
204 Bonnaire Dr. Hermitage 37076

$4.50 WARRANTY DEED

FROM FRANK M. NEWMAN, Trustee

TO MANOUS L. RIZOR ET UX

82369

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 3 20 PM '67

NOTED: BOOK 117 PAGE 51
RECORDING FEE $ 3.00
DEP. REG. 1.50

DOCUMENTARY $3.30

DOCUMENTARY $1.65

Attorneys Title Co
as Guaranteed
HVILLE, TENN.

FILED AUG 2 - 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

AUG 2 1967

STATE TAX $ 6.75
PROBATE 50
TOTAL $ 7.25