BOOK 4161 PAGE 988

D E E D

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Glenn W. Gallaher 62 Vaughn's Gap Road Nashville, Tennessee 37205	Glenn W. Gallaher 62 Vaughn's Gap Road Nashville, Tennessee 37205	Map 6 Par. 36 m.o.
Robert A. Manlove Nashville, Tennessee		10D19645

FOR AND IN CONSIDERATION of the conveyance by Glenn W. Gallaher and Robert A. Manlove of their interest in certain real property in Williamson County, Tennessee, to James A. Bosworth and wife, Betty Jane Bosworth , the assumption by the said Glenn W. Gallaher and Robert A. Manlove of the 1966 and 1967 taxes on the property herein conveyed and the assumption by the said Glenn W. Gallaher and Robert A. Manlove of the indebtedness evidenced by a promissory note executed by Dayton E. Wauford and William L. Wauford to Zack Q. Myers and wife, Toccoa B. Myers, in the original principal amount of Two Thousand Nine Hundred Seventy Dollars ($2,970.00) on which the principal balance owing is now Two Thousand Five Hundred Ninety-Six and 78/100 Dollars ($2,596.78) and for other considerations, the receipt of which is hereby acknowledged, we, James A. Bosworth and wife, Betty Jane Bosworth, have bargained and sold and by these presents do transfer and convey unto Glenn W. Gallaher and Robert A Manlove, their heirs and assigns, all our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 17 of the unrecorded subdivision of the Zack Myers land, and described according to a survey by Odo E. Rhodes as follows:

Beginning at a point in the L&N Railroad right of way at the northeast corner of Tract No. 16 of this land, which was conveyed to Harold L. Anthony and wife, by deed from Zack Q. Myers and wife, as of record in Book 3710, page 396, Register's Office for said County; thence



This instrument prepared by
Claude Callicott, Attorney at Law
513 Nashville Bank & Trust Building
Nashville, Tennessee 37201

STATE TAX $ 5.25
PROBATE .50
TOTAL $ 5.75

AUG 16 1967 PAID AUG 16 1967

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

with said L&N Railroad right of way northwesterly 1075 feet, more or less, to a point; thence south 72° west 170 feet, more or less, to a point in the center of a roadway; thence with said roadway as follows: south 10° east 138 feet, more or less; south 14° east 276 feet, more or less; south 20° east 130 feet, more or less; thence south 5° 15' east 230 feet, more or less; thence south 3° 30' west 183 feet, more or less; thence south 15° east 220 feet, more or less, to the northwest corner of Tract No. 16 of the land conveyed to Anthony by above mentioned deed; thence with Anthony north 65° 15' east 551 feet,more or less, to the point of beginning, and containing 8.25 acres, more or less.

Being the same property conveyed to Glenn W. Gallaher, Robert A. Manlove and James A. Bosworth by deed from Dayton E. Wauford and William L. Wauford dated July 15, 1966, and recorded in Book 4037, page 373, of the Register's Office for Davidson County, Tennessee.

Said property is unimproved property near the north end of Baker's Station Road.

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.

James A. Bosworth does covenant with the said grantees that he is lawfully seized and possessed of an undivided one-third (⅓) interest in said land in fee simple, has a good right to convey said interest and the same is unencumbered except as follows:

1. Taxes owing the Metropolitan Government of Nashville and Davidson County, Tennessee, for the years 1966 and 1967, which said taxes the grantees do hereby assume and agree to pay.

2. Vendor's lien retained in the deed from Zack Q. Myers and wife, Toccoa B. Myers, to Dayton E. Wauford and William L. Wauford, of record in Book 3848, page 243, Register's Office for Davidson County, Tennessee, to secure the payment of one note dated December 24, 1964, in the amount of Two Thousand Nine Hundred Seventy Dollars ($2,970.00), payable to the grantors therein in monthly installments of Thirty Dollars ($30.00) each, including principal and interest at the rate of six per cent (6%) per annum, beginning January 24, 1965. This note was assumed by Glenn W. Gallaher, Robert A. Manlove and James A. Bosworth as set forth in the deed of record in Book 4037, page 373, above referred to. The grantees herein, Glenn W. Gallaher and Robert A. Manlove, do hereby assume and agree to pay all of said indebtedness and to indemnify the said James A. Bosworth against and

to save him harmless from all liability on said indebtedness and to secure this agreement a vendor's lien is retained on the interest of James A. Bosworth which is herein conveyed to the said Glenn W. Gallaher and Robert A. Manlove.

3. Restrictive covenants contained in deed of record in Book 3848, page 243, said Register's Office, as follows:

a. Any dwelling erected on said property shall be of finished outside construction, and shall contain a minimum of 700 sq. ft. of living area on the ground floor.

b. Any trailer or mobile home on the premises shall be on a solid foundation.

c. No outside toilets may be used.

4. Chartered right-of-way of L. & N. Railroad.

5. That portion of the premises embraced within the boundary of any roadway, or right-of-way for same.

The said James A. Bosworth does covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said undivided one-third (1/3) interest in said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Betty Jane Bosworth, wife of James A. Bosworth, joins in this conveyance for the purpose of transferring, conveying and quit-claiming unto the said Glenn W. Gallaher and Robert A. Manlove any and all of her rights, title and interest in the said property by reason of her marital status or otherwise, but she does not join in the covenants hereinabove set out.

Witness our hands at Nashville, Tennessee, this August 4, 1967.

James A. Bosworth

Betty Jane Bosworth

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Jessie M. Hargis, a Notary Public in and for said County and State, the within named James A. Bosworth and Betty Jane Bosworth, 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 4th day of August, 1967.

Jessie M. Hargis
Notary Public

JESSIE M. HARGIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
Feb. 6-1968

84195

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 11 00 AM '67
NOTES BOOK 117 PAGE 134
RECORDING FEE $ 6.00
DEP. REG. M