This Instrument Prepared By:
BAILEY, KEING & DALE, Attys.
[illegible] Nashville Trust Building
[illegible]

BOOK 4163 PAGE 269

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Brown (NAME:)	Murphree Mortgage Company (NAME:)	Map 148-3
Cherokee Court (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 104
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) 37201 (ZONE) Tennessee (STATE)	PW

For and in Consideration of the sum of Five and 00/100 ($5.00) ---------- DOLLARS and other good and valuable considerations, cash in hand paid to the undersigned, Banner Construction Company, a Tennessee corporation, by Walter E. Brown and wife, Barbara D. Brown, receipt of which is hereby acknowledged, Banner Construction Company has

bargained and sold, and by these presents do transfer and convey unto the said Walter E. Brown and wife, Barbara D. Brown, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 708 on the Plan of Cherokee Hills, Section Seven, of record in Book 3842, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 708 fronts 38.0 feet on the southerly margin of Cherokee Court, measures 166.7 feet on its easterly line, 224.0 feet on its westerly and northwesterly line, 76.2 feet and 60.0 feet on its southwesterly line, and 151.1 feet on its southeasterly line.

Being part of the same property conveyed to Banner Construction Company by deed from J. E. Moss and W. F. Moss, of record in Book 3345, page 539, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 4037, page 583, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3842, page 72, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Cherokee Court, a 10-foot easement for sewerage and drainage along the westerly and northwesterly line, and along the southwesterly line, a 20-foot easement for public utility purposes along the easterly or southeasterly line.

Grantees by acceptance of this deed expressly agree and bind themselves , their heirs and assigns, not to oppose any application which may be made by Grantor, or its successors or assigns, for the zoning of a portion of grantor's property so as to permit commercial use.

This is unimproved (X) improved ( ) property, known as ____ (House Number) Cherokee Court (Street) Nashville P. O. Address: Tennessee (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 Walter E. Brown and wife, Barbara D. Brown, their heirs and assigns, forever.

And Banner Construction Company does ~~XX~~ covenant with the said Walter E. Brown and wife, Barbara D. Brown, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes for the year 1967, which are to be prorated and payment assumed by grantees..

And Banner Construction Company does ~~XX~~ further covenant and bind itself, its successors and/ assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Walter E. Brown and wife, Barbara D. Brown, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 24th day of February, 1967

BANNER CONSTRUCTION COMPANY
By Theodore H. Tillet
President

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
Davidson County

Before me, Virginia K. Murphree, a Notary Public within and for the State and County aforesaid, personally appeared Theodore H. Pailet and ..... with whom I am personally acquainted and who upon (his oath / ~~mutual~~ oaths) acknowledged (himself / ~~themselves~~) to be the PRESIDENT of the Banner Construction Company the within named bargainor, a corporation, and that (he / ~~they~~) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Theodore H. Pailet as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of February, 1967

My commission expires My Commission Expires April 27, 1969 Virginia K. Murphree
Notary Public

WARRANTY DEED

FROM

BANNER CONSTRUCTION COMPANY

TO

WALTER E. BROWN AND WIFE,

BARBARA D. BROWN

84787

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 21 9 50 AM '67

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RECORDING FEE $ 2.00

DEP. REG.

Murfreesboro Title Co.

STATE TAX $ 2.36
PROBATE .50
TOTAL $ 2.86

AUG 21 1967

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

PAID AUG 21 1967