Send Tax Notices to Mrs. J. S. Gazaway Same
1520 Lombardy Ave

Map 117-7
Par. 26

WARRANTY DEED—Plain Form. (Form 2) BOOK 4163 PAGE 843 Foster & Parkes Co., Nashville.

FOR AND IN CONSIDERATION *of the sum of* ONE AND 00/100 ---($1.00)------ *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, together with other good and valuable considerations, and love and affection, the receipt of all of which is hereby acknowledged,

STATE TAX $ 3.60
PROBATE .50
TOTAL $ 4.10

AUG 22 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

I, J. Smith Gazaway

have bargained and sold, and by these presents do transfer and convey unto the said my wife, Lucille H. Gazaway, her heirs and assigns, such right, title, interest and equity as I have in and to ~~his successors~~ *a certain tract or parcel of land in* Davidson *County, State of Tennessee, as follows:*

Being the westerly 80 feet of Lot No. 8 of Block "B" on the Map of Walter Stokes Home Place, Subdivision No. 1, as of record in Book 974, page 92, of the Register's Office for said County.

Said part of said Lot No. 8 fronts 80 feet on the northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line.

Being part of the property conveyed to Nellie T. Stokes by deed from Walter Stokes, of record in Book 1044, page 589, said Register's Office.

And being the same property conveyed to J. Smith Gazaway and wife Lucille H. Gazaway by deed from F. A. Guy and wife, Vida H. Guy of record in Book 1218, page 348, R.O.D.C., Tennessee.

This conveyance is made subject to restrictive covenants contained in an agreement between Walter Stokes et. al., of record in Book 662, page 807, R.O.D.C., Tennessee, also restrictive covenants contained in an instrument executed by Nellie T. Stokes, of record in Book 1108, page 76, R.O.D.C., Tennessee, also subject to a

reservation for a 10-foot easement along the rear of the premises for public utility purposes, as shown on the Plan of record in Book 974, page 92, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD *the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said* Lucille H. Gazaway, her *heirs and assigns forever. And* I, J. Smith Gazaway *do covenant with the said* Lucille H. Gazaway *that* she and I are *lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered.* Said property being owned by myself and wife as tenants by the entirety; the object, intent and purpose of this deed being to transfer and convey unto my said wife, Lucille H. Gazaway, the whole of ~~and~~ my interest and equity in said property ~~do further covenant and bind~~

And, I, J. Smith Gazaway do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said land to the said* Lucille H. Gazaway, her *heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.*

Witness my *hand, this* 12 *day of* April, 19 45

Witness:

M. A. Chitwood

Frances Caldwell

J. Smith Gazaway

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

State of Tennessee,_____County.

Personally appeared before me,_____,Clerk of the County Court of said County, the_____named_____ the bargainor___, with whom I am personally acquainted, and who acknowledged that_____executed the annexed instrument for the purposes herein contained.

And _____ of the said_____ having personally appeared before me, privately and apart from_____husband___, the said _____ acknowledged the execution of the said instrument to have been done by_____freely, voluntarily and understandingly, and without compulsion or constraint of_____said husband___, and for the purpose therein expressed.

Witness my hand, at office, this_____day of_____19____

_____Clerk.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

State of Tennessee, Davidson **County.**

Personally apeared before me,_____, Notary Public in and for said County and State, the within named J. Smith Gazaway *the bargainor___, with whom I am personally acquainted, and who acknowledged that* he *executed the within_____instrument for the purposes therein contained. And_____ w_____of the said _____ having personally appeared before me, privately and apart from_____husband___, the said _____ acknowledged the execution of said_____to have been done by_____freely, voluntarily, and understandingly, without compulsion or constraint from_____said husband___, and for the purposes therein expressed.*

Witness my hand and official seal at Nashville, Tennessee *Tennessee, this* 12 *day of* April, *19*45

Frances Caldwell *Notary Public.*

Com exp: 2-5-47

STATE OF TENNESSEE,

_____County. *Register's Office* 85049 *19____*

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No._____, page_____; that they were received at_____o'clock_____M., and entered in Note Book_____, page_____

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY STATE OF TENN

AUG 22 2 16 PM '67

Register 117 *PAGE* 173 *County.*

RECORDING FEE $ 4.50

DEP. REG. _____