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This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl B. Parker, Jr., et ux, et al (NAME)	Carl B. Parker, Jr. (NAME)	Map 146-10
5060 Kingsview Court (STREET ADDRESS OR ROUTE NUMBER)	5061 Kingsview Court (STREET ADDRESS)	Pal. 38
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37220 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Three Thousand Five Hundred ($3,500.00) ---------- DOLLARS,

cash in hand paid to us by Carl B. Parker, Jr. and wife, Katherine Wright Parker, and Donald E. Nichols and wife, Virginia F. Nichols, the receipt of which we do hereby acknowledge, we, David S. Harkness and wife, Betty G. Harkness,

STATE TAX $ 5.25
PROBATE .50
TOTAL $ 5.75

SEP 13 1967 PAID SEP 13 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

have bargained and sold, and by these presents do transfer and convey unto the said Carl B. Parker, Jr. and wife, Katherine Wright Parker, a one-half undivided interest as tenants by the entirety, and Donald E. Nichols and wife, Virginia F. Nichols, a one-half undivided interest as tenants by the entirety, 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. 18 on the revised plan of Lots 16, 17 and 18, Forest Park, which plan is of record in Book 3500, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 186.8 feet on the easterly side of Kingsview Court and runs back between lines 298.7 feet on the northerly side and 336 feet on the southerly side to a line in the rear which is a broken line and measures 170 feet along said broken line.

Being the same property conveyed to David S. Harkness and wife, Betty G. Harkness, by deed from Clark B. Rollins, Jr. and wife, Margaret Ann Hosier Rollins, of record in Book 3992, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3162, Page 513, and Book 3429, Page 111, Register's Office of Davidson County, Tennessee, and applicable zoning regulations of Oak Hill. Also a 75 foot minimum building set back line from Kingsview Court; a 10 foot easement for public utility purposes along the southerly margin and along the rear line of said lot; a 40 foot easement at the rear, as shown on said revised plan of record in Book 3500, Page 58, said Register's Office, for an easement for pump station and a temporary 15 foot easement along the front of said lot for a turn around; also subject to a right-of-way for ingress and egress over the extention of Kingsview Court lying south of and con-

necting to Kingsview Court, as previously located on Forest Park Subdivision, a plan of which is of record in Book 2900, Page 122, Register's Office of Davidson County, Tennessee, over the portion of said Kingsview Court lying directly in front of Lot 18 on said revised plan of Forest Park Subdivision, which said extention of Kingsview Court is dedicated as a continuation of Kingsview Court in the revised plan of Lots 16, 17 and 18 of Forest Park of record in said Book 3500, Page 58, said Register's Office, as set forth in deed to Lee A. Enoch, Jr. and wife, Mary M. Enoch, from Clark B. Rollins, Jr., of record in Book 3642, Page 29, Register's Office for Davidson County, Tennessee.

Also subject to the following:

"It is expressly understood and agreed by Grantees that a portion of the said Kingsview Court lying in front of said Lot No. 18 has not been completed or improved and as to this Grantees accept the conveyance of said Lot No. 18 and said uncompleted portion of said Kingsview Court in its present condition and waive any and all requirements on the part of Grantors as to completing and improving the same and assume all obligations connected with the use by them of said uncompleted portion of said Kingsview Court, and do hereby relieve, release and discharge Grantors from the same." See provisions of deed from Rollins, Et Ux, to Harkness, Et Ux, Book 3992, Page 64 said Register's Office.

This is unimproved (X) improved ( ) property, known as 5060 Kingsview Court, Nashville, Tenn. 37220
(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 Carl B. Parker, Jr. and wife, Katherine Wright Parker, a one-half undivided interest, and Donald E. Nichols and wife, Virginia F. Nichols, a one-half undivided interest, 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., except by the restrictive covenants, zoning regulations, building set back line, easements and right-of-way for ingress and egress as to Kingsview Court, heretofore set forth, and by Metro and Urban Services taxes for 1967 which have been pro rated between the parties and are hereby assumed by Grantees.

And we, David S. Harkness and wife, Betty G. Harkness, 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.

Witness our hands this 20 Th day of July, 1967

David S. Harkness

Betty G. Harkness

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Carolyn H. Brock, a Notary Public in and for said County and State, the within named David S. Harkness and wife, Betty G. Harkness,

the bargainor S, 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 20th day of July, 1967.

Carolyn H. Brock
Notary Public at large for the State of Tennessee

Commission Expires June 28, 1969

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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, , 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

David S. Harkness, Et Ux

TO

Carl B. Parker, Jr., Et Ux,

~~Et Al~~ 5061 Kingsview Court
37220
mail:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 13 4 04 PM 1967

NOTE: [illegible]

RECORDING FEE $ 3.00

DEP. REG. ____

DOCUMENTARY 55 CENTS 55

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Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

R. Marshall, Attorney
Nashville, Tennessee