BOOK 4173 PAGE 345

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Herbert Elvis Vickers et ux. | Herbert Elvis Vickers | 4D-34040 |
| (NAME:) 8013 Bonnafair Drive | (NAME:) 8013 Bonnafair Drive | MAP-74-8 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | PAP-72 |
| (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 by Herbert Elvis Vickers and wife, Bobbie Jean G. Vickers, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption of the unpaid balance of $14,057.23 of an original indebtedness of $14,500.00 secured by deed of trust of record in book 3804, page 776, Register's Office for Davidson County, Tennessee,**

We, Roy Edwards and wife, Jacqueline T. Edwards,

*have bargained and sold, and by these presents do transfer and convey unto the said* Herbert Elvis Vickers and wife, Bobbie Jean G. Vickers, 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. 662 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.
Said Lot fronts 80.0 feet on the westerly margin of Bonnafair Drive and runs back between lines measuring 155.0 feet on the northerly side and 155.0 feet on the southerly side to a dead line in the rear on which it measures 80.0 feet.
Being the same real property conveyed to Roy Edwards and wife, Jacqueline T. Edwards, by deed from Herman Johnson and wife, of record in book 3804, page 774, said Register's Office.

This conveyance is made subject to 5-foot utility and drainage easement, 10-foot drainage and utility easement, 30-foot building setback line from Bonnafair Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 62 and 63, said Register's Office; and to restrictive covenants of record in book 3399, page 446, as amended in book 3404, page 165, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Herbert Elvis Vickers and wife, Bobbie Jean G. Vickers, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Herbert Elvis Vickers and wife, Bobbie Jean G. Vickers *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 taxes for 1967 which are prorated and assumed by the grantees, and by deed of trust as above 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* Herbert Elvis Vickers and wife, Bobbie Jean Vickers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 29th *day of* August, *1967*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Edwards

Jacqueline T. Edwards

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, Roy Edwards and wife, Jacqueline T. Edwards,

the within named 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 29th day of August, 19 67.

Raymond H Darrow
Notary Public

Commission expires My Commission Expires April 21, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

PAID SEP 22 1967

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

SEP 22 1967

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

89374

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 22 1 47 PM '67
NOTE. BOOK 117 PAGE 369
RECORDING FEE $ 3.00
DEP. REG. 1.00

WARRANTY DEED

FROM
Roy Edwards et ux.

Herbert Elvis Vickers et ux.

Compliments of
RANTY TITLE
Office of
TLE INSURANCE COMPANY
merican Trust Building
W. Cor. Third & Union
SHVILLE, TENNESSEE

DOCUMENTARY INTERNAL REVENUE TENNESSEE 10 CENTS

#150549

9-19556
Returned to Title Co.