This instrument was prepared by
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4177 PAGE 674

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Eddie Seibert and wife, Lucille C. Seibert (NAME) Lot #24 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Security Fed. Sav. & Loan Assn. (NAME:) 500 Union Street (STREET ADDRESS) Nashville, Tennessee (CITY) (ZONE) (STATE)	12D-85968 Map 59-10 Par. 37 pd

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, W. C. Allen and wife, Irene N. Allen,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Eddie Seibert and wife, Lucille C. Seibert, 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. 24 on the Plan of Royal Garden Estates, as of record in book 3700, page 29, Register's Office for said County, described as follows: Beginning on the southeasterly margin of Dunbar Drive at the corner of lots Nos. 23 and 24; thence with the line between said two lots southeastwardly 143.1 feet; thence north 14 degrees 11' east 144 feet to the southerly margin of Augusta Drive; thence with said westwardly 100.67 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to the southeasterly margin of Dunbar Drive; thence with said Drive southwesterly 114.9 feet to the beginning.

Being part of the real property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Co. of record in book 3982, page 795, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 3933, page 246, Register's Office for Davidson County, Tennessee, and and easement for public utilities and drainage, overhang easement, 30-foot setback line from Dunbar Drive and 20-foot setback line from Augusta Drive and conditions of owners certificate as shown on plan of record in book 3700, page 29, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 Joe Eddie Seibert and wife, Lucille C. Seibert, their *heirs and assigns, forever.*

And we *do covenant with the said* Joe Eddie Seibert and wife, Lucille C. Seibert *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.*

And we, W. C. Allen and wife, Irene N. Allen *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe Eddie Seibert and wife, Lucille C. Seibert, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* October, *19* '67, ~~the corporate party if any having caused its name to be signed hereto by its duly authorized officers on said day and date~~

W. C. Allen

Irene N. Allen



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* W. C. Allen and Irene N. Allen, *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* 3rd *day of* October, *19* 67.

Hugh J. Bradley
Notary Public

Commission expires April 15, 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 .....

R. E. WORRAL, COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
OCT 4 1967

STATE TAX $ 4735
PROBATE
TOTAL $ 4735

WARRANTY DEED
FROM
W. C. Allen et ux
TO
Joe Eddie Seibert et ux
File: Security Fed. box

90884

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 4 2 33 PM '67
NOTED: BOOK 117 PAGE 438
RECORDING FEE $ 3.00
DEP. REG. 30

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE