BOOK 4184 PAGE 622

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. B. Channell (NAME:)	R. B. Channell (NAME:)	Map 117-16
3505 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	3505 Granny White Pike (STREET ADDRESS)	Pc. 146
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37215 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND DOLLARS ($30,000.00) cash in hand to the undersigned, F. M. Bass, this day paid by R. B. Channell, the receipt of which is hereby acknowledged, the undersigned, F. M. Bass, has bargained and sold, and by these presents does transfer and convey unto the said R. B. Channell, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:







Being Lot No. 1 of Block "B" on the Map of Galecrest No. 2, of record in Book 843, page 30, Register's Office for said County.
Said Lot No. 1 fronts 110 feet on the westerly side of Granny White Pike and runs back between lines, 260 feet on the northerly line and 335 feet on the southerly line, to the easterly line of Lots Nos. 5 and 6 on which it measures 134 feet.
Included in the above description but excluded from this conveyance and not conveyed herein is a portion of said tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by the undersigned, F. M. Bass, then unmarried, by deed of record in Book 4007, page 929, Register's Office for Davidson County, Tennessee, which portion so conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, is described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "B" on the Map of Galecrest No. 2, of record in Book 843, page 30, Register's Office for said County.
> Said part of Lot No. 1 fronts 110 feet on the present westerly side of Granny White Pike and runs back between lines, 20 feet on the northerly and southerly lines to the now relocated westerly side of Granny White Pike on which it measures 110 feet..

The property herein conveyed being part of the real property conveyed to F. M. Bass by deed from E. E. McGhee and wife, Robbie W. McGhee, of record in Book 2270, page 381, Register's Office for said County.

The property herein conveyed is subject to an eight-foot easement along the southerly line and along the westerly line of the property herein conveyed, and a 65-foot building setback line from Granny White Road or Pike, as of record in Book 843, page 30, Register's Office for Davidson County, Tennessee; and subject to lien of 1967 ad valorem taxes assessed by the Metropolitan Government of Nashville and Davidson County, Tennessee, which taxes have been prorated to the date of this deed, and the payment of which is assumed by the grantee herein; and to any applicable zoning regulations.

PAID OCT 27 1967

STATE TAX $ 45.00
PROBATE .50
TOTAL $ 45.50

OCT 27 1967

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 27 2 26 PM '67
NOTED BOOK 117 PAGE 582
RECORDING FEE $ 3.00
DEP. REG. M

Wall to wall carpeting and window air conditioner unit in guest house on property passes to the grantee herein, R. B. Channell.

This is improved property, known as 3505 Granny White Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. B. Channell, his heirs and assigns, forever.

And I do covenant with the said R. B. Channell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out.

And I, the said F. M. Bass, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said R. B. Channell, his heirs and assigns, against the lawful claims of all persons whomsoever.

And Nancy M. Bass, wife of the said F. M. Bass, does hereby join in this instrument for the purpose of releasing, and does hereby release, unto the said R. B. Channell, his heirs and assigns, all rights and interests which the said Nancy M. Bass may have in the premises herein conveyed by way of dower, homestead or otherwise.

Witness our hands this 26 day of October, 1967.

F. M. Bass

Nancy M. Bass

This deed prepared by
Norman R. Minick
26th Floor Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, E. V. Williams, a Notary Public in and for said County and State, the within named F. M. Bass and wife, Nancy M. Bass, the 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 26 day of October, 1967.

E. V. Williams, Notary Public.
at Large

Commission expires: Nov. 5, 1968.