This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4188 PAGE 325

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRS. JEAN B. DOWNS (NAME:)	First Federal Savings & Loan Assn. (NAME:)	
212 Cherokee Road (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, No. (STREET ADDRESS)	Map 103-12 Par. 58
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* cash in hand paid by MRS. JEAN B. DOWNS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by MRS. JEAN B. DOWNS, to assume and agree to pay the unpaid balance of a loan in the original principal amount of $18,500.00, of record in Book 3971, page 939, Register's Office for Davidson County, Tennessee,

C. ALAN CARL and wife, DOROTHY N. CARL, *have bargained and sold, and by these presents do transfer and convey unto the said* MRS. JEAN B. DOWNS, her *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. 37, Block I, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 60 feet on the easterly side of Cherokee Road, and runs back 135.08 feet on the northerly line and 135.29 feet on the southerly line, to a dead line in the rear, measuring 60 feet theron.

BEING THE same real property conveyed to C. ALAN CARL and wife, DOROTHY N. CARL by deed from Ira T. Adams and wife, of record in Book 3971, page 937, Register's Office for Davidson County, Tennessee

CONVEYANCE of this property is made subject to restrictions of record in Book 819, page 191, as follows:"Fifth: A five-foot easement is reserved for public utility purposes along the rear of each lot, except in Block J." AND the Plan of record in Book 843, pages 2 and 3, said Register's Office, shows a thirty-five foot building setback line from Cherokee Road.

This is unimproved ( ) improved ( ) property, known as 212 (House Number) Cherokee Road (Street) Nashville (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 MRS. JEAN B. DOWNS, her *heirs and assigns, forever.*

And she does ~~do~~ *covenant with the said* MRS. JEAN B. DOWNS *that* she 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 for current taxes and as noted and to a Deed of Trust of record in Book 3971, page 939, Said Register's Office of Davidson County, Tennessee.

And we, C. ALAN CARL and wife, DOROTHY N. CARL *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* MRS. JEAN B. DOWNS, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* November, *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.*

C. Alan Carl
C. ALAN CARL

Dorothy N. Carl
DOROTHY N. CARL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, C. Allan Carl and wife, Dorothy N. Carl .....

.....

.....

the within named 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 6th day of November, 19 67.

Elydet Poland
Notary Public

Commission expires 5-3-70

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.....

14,000.00

WARRANTY DEED

FROM
C. ALAN CARL, and wife
DOROTHY N. CARL
TO

MRS. JEAN B. DOWNS

PAID NOV

95714

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 13 10 22 AM '67
NOTED: BOOK 117 PAGE 658
RECORDING FEE $ 3.00
DEP. REG. C

300

STATE TAX $ 26.00
PROBATE .50
TOTAL $ 26.50

NOV 13 1967

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

PAID NOV 13 1967 C T

Am. T. Escrow Co.
1009 Nashville Bank & T. Bldg.
Steel