This instrument prepared by J. J. Foley, Jr., Attorney
105 Stahlman Building - Nashville, Tennessee

BOOK 4198 PAGE 558

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marie G. Pickney (NAME:) | Marie G. Pickney (NAME:) | Map. 60-3 |
| 3127 Larkspur Drive (STREET ADDRESS OR ROUTE NUMBER) | 3127 Larkspur Drive (STREET ADDRESS) | Par. 82 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PW |

**For and in consideration of the sum of** ----------

Ten and No/100 ----------($10.00)---------- **DOLLARS**
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Oak Park Developers, Inc.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**
Marie G. Pickney

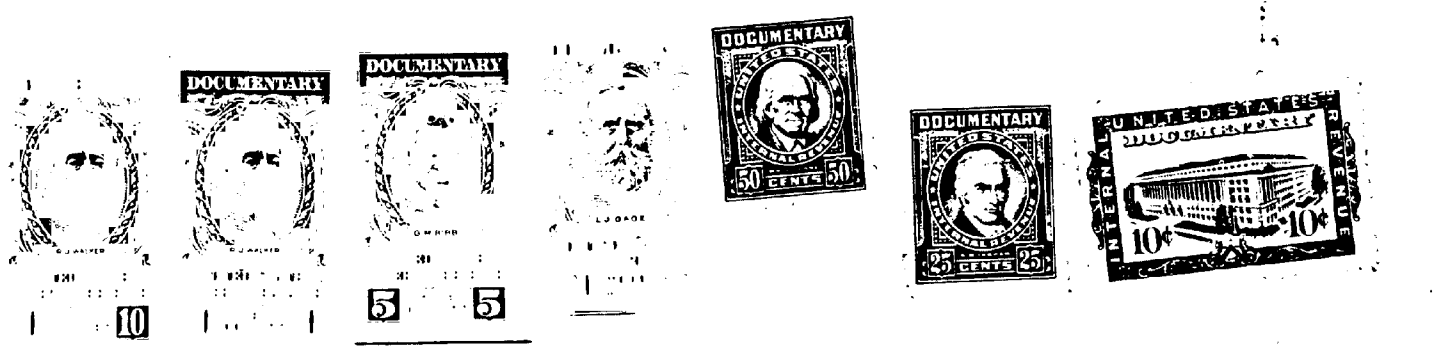
her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 91 feet on the southeasterly side of Larkspur Drive and extends back 169.69 feet on the northeasterly line and 119.84 feet on the southwesterly line, to a dead line in the rear, measuring 101.60 feet thereon.

Being the same property conveyed to Oak Park Developers, Inc., by deed from E. J. Moran, Trustee, of record in Book 4064, page 819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3821, page 343, and Book 3865, page 403, and the Plan of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.




This is improved ( X ) unimproved ( ) property, known as 3127 Larkspur Drive (House Number) (Street) Nashville, Tennessee 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 GRANTEES, 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

In Witness Whereof Oak Park Developers, Inc., has caused this instrument to be executed by its duly authorized officer this 15th day of DECEMBER, 1967.

OAK PARK DEVELOPERS, INC.

By: Robert D. Short, Jr.
Robert D. Short, Jr., President

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Ernest L. Johnson, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Oak Park Developers, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15 day of December, 19 67.

My commission expires Jan 27, 1970

Ernest L. Johnson
Notary Public

ERNEST L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

$25,500.00 L-17855

WARRANTY DEED

FROM
OAK PARK DEVELOPERS, INC.

TO
Marie G. Pickney

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

00150

FELIX Z. HUSKEY, REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 18 3 00 PM '67
NOTED: BOOK 118 PAGE 9
RECORDING FEE $ 3.50
DEP. REG.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

$28.05

STATE TAX $ 38.25
PROBATE .50
TOTAL $ 38.75

DEC 18 1967

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

PAID DEC 18 1967