WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. C. Hays (NAME)	First-Mid South Mortgage Co. (NAME)	IID-19085
205 Freda Villa, (STREET ADDRESS OR ROUTE NUMBER)	410 Union St., (STREET ADDRESS)	Map. 51-7
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par. 89

For and in Consideration of the sum of Ten & No/100 ($10.00) - *DOLLARS* Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

Frank W. Croft & wife, June V. Croft,

have bargained and sold, and by these presents do transfer and convey unto the said O. C. Hays and wife, Challye G. Hays,

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. 72 on the Plan of Oakland Acres, Section V11, as of record in Book 2663, Page 108, Register's Office for said County. Said lot fronts 115 feet on the easterly side of Freda Villa and runs back 352 feet on the northerly line and 348.4 feet on the southerly line, to a dead line in the rear, which is the west right of way of the L. & N. Railroad on which it measures 146.6 feet. Being the same property conveyed to Frank W. Croft and wife, June V. Croft, by deed from Maddux Construction Company, of record in Book 3460, Page 123, said Register's Office.

This conveyance ismade subject to Agreement relative to the maintenance, etc., of a fence and adjoining the L. & N. Railroad right of way, of record in Book 1911, page 65.

This conveyance is made subject to Restrictions of record in Book 1584, pages 23 and in Book 2901, page 366, filed for record April 17, 1959.

The recorded plan shows an Owner's Certificate, a 100 foot set-back line from Freda Villa and a 10 foot easement for public utilities along the north side line and easterly rear line.

This instrument prepared by
Kord & Lewis Realty Co.
114 Union St., Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 205 Freda Villa, Madison, Tenn. (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 O. C. Hays and wife, Challye G. Hays, their *heirs and assigns, forever.*

And We *do covenant with the said* O. C. Hays and wife, Challye G. Hays, *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 Frank W. Croft and wife, June V. Croft, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* O. C. Hays and wife, Challye G. Hays, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18th *day of* December, *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.*

STATE TAX $ 32.93
PROBATE .50
TOTAL $ 33.43

DEC 27 1967

R. E. WORRALL PAID DEC 27 1967
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Frank W. Croft
Frank W. Croft

June Vick Croft
June V. Croft

BOOK 4200 PAGE 764

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mae F. Lewis, *a Notary Public in and for said County and State,* Frank W. Croft and wife, June V. Croft,

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* 18th *day of* December, *19* 67.

Mae F. Lewis *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires May 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 .....

21,950.00

WARRANTY DEED

FROM

Frank W. Croft et ux

TO

O. C. Hays et ux.

U 1081

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 27 3 32 PM '67

NOTE BOOK 118 PAGE 52

RECORDING FEE $ 3.00

DEP. REG. M

Am. T. Escrow Co
109 Nash. B. & Tr. Bld.
37201