WARRANTY DEED

BOOK 4201 PAGE 516

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Shaneyfelt et ux	Charles E. Shaneyfelt	Map 158-7
(NAME:)	(NAME:)	Par. 26
GAY DR. (STREET ADDRESS OR ROUTE NUMBER)	GAY DR. (STREET ADDRESS)	
FRANLIN, TENN 37064 (CITY) (P. O. ZONE) (STATE)	FRANKLIN, TENN 37064 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Charles E. Shaneyfelt and wife, Brenda A. Shaneyfelt, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

STATE TAX $ 7.50
PROBATE .50
TOTAL $ 8.00

DEC 28 1967 PAID DEC 28 1967

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

ESTES-TAYLOR COMPANY, INC., a Tennessee corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Shaneyfelt and wife, Brenda A. Shaneyfelt, 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. 111 on the Plan of Hillsboro Park, Section 12, as of record in book 3842, page 167, Register's Office for said County. Said lot No. 111 fronts 137.4 feet on the westerly side of Cromwell Drive and extends back 469.4 feet on the northerly line and 472.1 feet on the southerly line to a dead line, measuring 318.3 feet thereon.
Being part of the real property conveyed to Estes-Taylor Company, Inc. by deed from Hillsboro Park, Inc., of record in book 4174, page 940, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage along southerly and westerly lines, 20-foot public utility and drainage easement and water line along northerly line, building set-back lines to be established by City of Forest Hills and conditions of owners certificate, as shown on plan of record in book 3842, page 167, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2435, page 237, as amended by an instrument of record in book 2603, page 440 and placed on premises by instrument of record in book 4169, page 719, Register's Office for said County.

HILLSBORO PARK, INC. joins in this conveyance for the purpose of evidencing its consent thereto in compliance with the above restrictions.

This Instrument Was Prepared By
Olney W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved (X)
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 Charles E. Shaneyfelt and wife, Brenda A. Shaneyfelt, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* Charles E. Shaneyfelt and wife, Brenda A. Shaneyfelt *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantor does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Charles E. Shaneyfelt and wife, Brenda A. Shaneyfelt, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 14th *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.*

ATTEST:

Jean Conner
Secretary-Treasurer

ESTES-TAYLOR COMPANY, INC.

By J. Frank Estes
President

HILLSBORO PARK, INC.

By J. Frank Estes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared J. Frank Estes *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 26th *day of* December *, 19*6*.

James R Williams
Notary Public

Commission Expires October 28, 1969

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charlene Goodwin, a Notary Public of the State and County aforesaid, personally appeared G. F. Cole, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Hillsboro Park, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of December, 1967.

Charlene Goodwin
Notary Public

Commission Expires 10/20/70

WARRANTY DEED

FROM

Estes-Taylor Company, Inc.

TO

Charles E. Shaneyfelt, et ux

DOCUMENTARY 50 CENTS 50

01306

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 28 4 11 PM 67

NOTED: BOOK 18 PAGE 65
RECORDING FEE 6.00
DEP. REG. 3

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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