BOOK 4204 PAGE 806 FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Attorney, 990, Davidson Drive, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Pfleiger (NAME)	Robert J. Pfleiger (NAME)	8D 54275
852 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	852 Clematis Drive (STREET ADDRESS)	102-14-45
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	J.C.D.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,950.--

Robert J. Pfleiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1968

Notary Public

MY COMMISSION EXPIRES: April 20, 1971

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Parson Crosby and wife, Ruth Ellen Crosby,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Pfleiger and wife, Mary S. Pfleiger,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 108 on the Map of Crest Meade, Section II, as of record in Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 96 feet on the north side of Clematis Drive and runs back between lines 199.2 feet on the westerly line and 260.6 feet on the east line to a dead line in the rear on which it measures 148.4 feet.

Being the same property conveyed to Robert Parson Crosby and wife, Ruth Ellen Crosby, by deed from Augustus B. Southall and wife, Gladys Mae Southall, of record in Book 3611, page 93, Register's Office for Davidson County, Tennessee.

The herein named Grantees assume and agree to pay a note payable to the order of Security Federal Savings & Loan Association of Nashville, dated July 29, 1963, in the original principal amount of $15,500.00, payable as therein specified and secured by a Deed of Trust executed by Robert Parson Crosby and wife, Ruth Ellen Crosby, to Everett A. Covington, Jr., Trustee, of record in Book 3624, page 45, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2602, page 129, Register's Office for Davidson County, Tennessee, and to the Plan of record in Book 2331, pages 151 and 152, said Register's Office, which Plan shows an Owner's Certificate, a 40-foot minimum building setback line from Clematis Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a utility anchor easement at the southeast corner of said Lot.

This is unimproved ( ) improved (X) property, known as 852 Clematis Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 12th day of January, 1968

Robert Parson Crosby

Ruth Ellen Crosby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Roger Shreffler, a Notary Public in and for said County and State, the within named Robert Parson Crosby and wife, ~~Xxxxxxx~~ Ruth Ellen Crosby

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 12th day of January, 1968

Commission expires April 20, 1971

Roger Shreffler
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Please mail to: Robert J. Pfleiger
852 Clematis Drive
Nashville, Tennessee 37205

WARRANTY DEED

FROM

Robert Parson Crosby and wife,
Ruth Ellen Crosby

TO

Robert J. Pfleiger and wife,
Mary S. Pfleiger

U 2 7 0 3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 15 12 55 PM '68

NOTE BOOK 118 PAGE 125
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

STATE TAX $ 46.54
PROBATE .50
TOTAL $ 47.04

JAN 15 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.