BOOK 4206 PAGE 104

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Fowler	Same	Map 130-2
(NAME:) 4410 Howell Place	(NAME:)	P/o Par. 145
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of----------Ten and No/100----------($10.00) *DOLLARS* and other good and valuable considerations paid by James S. Fowler and wife, Halle W. Fowler, receipt of all of which is hereby acknowledged, I, Dorothea S. Harvey, a widow,----------

----------*have bargained and sold, and by these presents do transfer and convey unto the said* James S. Fowler and wife, Halle W. Fowler

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. 1 on the Plan of Windsor Acres, as of record in Book 3300, page 60, Register's Office of Davidson County, Tennessee. Said Lot No. 1 fronts 170.0 feet on the westerly side of Jackson Boulevard and runs back 388.1 feet on the southerly margin and 255.0 feet on the northerly margin to a dead line measuring 214.9 feet.

Being part of the same real property conveyed to Fred Harvey and wife, Dorothea S. Harvey, by deed from P. D. Houston and wife, of record in Book 1282, page 9, said Register's Office.

This conveyance is made subject to a ten foot public utility easement, 100 foot building setback line from Jackson Boulevard and conditions of owners certificate as shown on plan of record in Book 3300, page 60, and two approved disposal fields, as of record in the Register's Office for said County and to a water agreement contained in the deed from Luke Lea and wife, to P. D. Houston and wife, of record in Book 619, page 325, said Register's Office, wherein there are certain limitations as to the use, etc. of said water.

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 James S. Fowler and wife, Halle W. Fowler

their *heirs and assigns, forever.*

And I *do covenant with the said* James S. Fowler and wife, Halle W. Fowler, *that* 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 unpaid 1967 taxes which have been prorated as of the date of this deed and assumed by buyer, and as stated above.

And I, Dorothea S. Harvey,

do further covenant and bind myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James S. Fowler and wife, Halle W. Fowler, 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.*

Dorothea S. Harvey

This instrument prepared by William F. Howard, Attorney, 700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Josephine H. McGinness *, a Notary Public in and for said County and State,* Dorothea S. Harvey

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 14th *day of* December, *19* 67.

Josephine H. McGinness *Notary Public*

Commission expires 5-5-68

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 .

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,000.00

William T. Howard
Affiant

Subscribed and sworn to before me, this the 19th day of January 1968.

Nancy C. Walker
Notary Public

My commission expires: July 20, 1969

STATE TAX $ 85.80
PROBATE $ 50
TOTAL $ 86.30

JAN 18 1968

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

WARRANTY DEED

FROM
Dorothea S. Harvey, a widow
TO
James S. Fowler et ux

03270

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 19 3 14 PM '68
NOTED: BOOK 1151 PAGE 151
RECORDING FEE $ 3.00
DEP. REG. B

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE