WARRANTY DEED

BOOK 4207 PAGE 909

881

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alanson B. Manley, Jr. et ux. (NAME:)	Fidelity Federal S & Loan Assn. (NAME:)	Oak Hill 9484
881 Robertson Academy Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 138-14 Par. 49
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Five Thousand and no/100 ($35,000.00) *DOLLARS*

cash in hand paid by Alanson B. Manley, Jr. and wife, Sarah B. Manley, the receipt of which is hereby acknowledged,

We, David C. Rutherford and wife, Linda R. Rutherford,

have bargained and sold, and by these presents do transfer and convey unto the said Alanson B. Manley, Jr. and wife, Sarah B. Manley, 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. 47 on the Plan of Oak Hill Valley, as of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows:
Beginning on the southerly margin of Robertson Academy Road at the northwest corner of lot No. 48 on said plan; thence with the southerly margin of said Road, westwardly 135 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a southwesterly direction 34.64 feet to a monument on the easterly margin of Churchwood Drive; thence with the easterly margin of said Drive, southwardly 284.75 feet to a 5-inch square cut stone; thence eastwardly 165.72 feet to the southwest corner of said lot No. 48; thence with the line between said lots Nos. 47 and 48, northwardly 328.40 feet to the beginning.

Being the same real property conveyed to David C. Rutherford, by deed from Albert John Reiss, Jr. and wife, of record in book 2753, page 33, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises, 40-foot building setback line from Churchwood Drive, 75-foot building setback line from Robertson Academy Road, branch across southeast corner of premises, and conditions of owners certificate, as shown on plan of record in book 1835, pages 15 and 16, Register's Office for said County; and to restrictive covenants of record in book 1788, page 186, and book 1809, page 539, said Register's Office.

THIS INSTRUMENT WAS PREPARED BY:
DAVID C. RUTHERFORD, ATTORNEY
Nashville Bank & Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 1968

MY COMMISSION EXPIRES: Aug 13, 1969 (AFFIX SEAL) Notary Public

This is unimproved ( ) improved (X) property, known as 881 Robertson Academy Road, Nashville, Tenn. 37220
(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 Alanson B. Manley, Jr. and wife, Sarah B. Manley, their *heirs and assigns, forever.*

And we *do covenant with the said* Alanson B. Manley, Jr. and wife, Sarah B. Manley *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 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* Alanson B. Manley, Jr. and wife, Sarah B. Manley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alanson B. Manley, Jr.
Sarah B. Manley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mabel Burkhalter, *a Notary Public in and for said County and State, the within named* David C. Rutherford and wife, Linda R. Rutherford,

the 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* 25th *day of* January, *19* 68.

Mabel Burkhalter, *Notary Public.*

Commission Expires May 18, 1968.

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* ....., *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 .....

$35,000.00 L-17,911

WARRANTY DEED

FROM

David C. Rutherford et ux.

TO

Alanson B. Manley, Jr. et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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

04058

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 29 2 25 PM '68
NOTES: BOOK 118 PAGE 187
RECORDING FEE $ 6.00
DEP. REG. 3

STATE TAX $ 91.00
PROBATE .50
TOTAL $ 91.50

JAN29 1968

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