WARRANTY DEED

BOOK 4209 PAGE 186

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robt L. Sylar et al (NAME:)	Same (NAME:)	Map 63
605 Frogg Villa Av (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 10
Madison Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	no

For and in Consideration of the sum of Three Thousand Five Hundred Forty-Three and 33/100 ($3,543.33)----------*DOLLARS*, for which Robert J. Sullivan and wife, Dorothy M. Sullivan, have executed their joint and several promissory note, of even date herewith, payable to the order of Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry, in equal monthly installments at the rate of Thirty-Nine and 34/100 ($39.34) Dollars per installm ent, including principal and interest at the rate of six (6%) percent per annum, the first installment being due February 1, 1968, and thereafter on the first day of each succeeding month until said note has been paid in full,

we, Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert J. Sullivan and wife, Dorothy M. Sullivan, their a one-third (1/3) undivided interest in and to a .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of lot No. 7 of the Huffines Land, not of record, being shown as Tract No. 3 on a survey made by Southern Land Surveying Co., Inc., on January 26, 1967, as revised November 22, 1967 and January 22, 1968, and described as follows:
Beginning in the center of Neely's Bend Road at the northeast corner of the property conveyed to Willard Powers and wife by deed of record in book 3462, page 448, Register's Office for said County; thence with said Powers' northern boundary line, south 72° 30' west 729.10 feet; thence south 66° 15' west 496.45 feet; thence south 43° 17' west 84.78 feet; thence north 9° 27' west 387.39 feet to the center of a 20-foot private drive, as shown on said survey; thence with said drive, north 80° 32' 20" east 522 feet; thence north 9° 27' 40" west 429.64 feet; thence north 77° 41' 40" east 404.67 feet to the northwest corner of J. M. Beck's property; thence south 14° 40; east 471.21 feet to the southwest corner of F. C. Hicks' property; thence with said Hicks' southern boundary line, north 66° 57' east 47.65 feet; thence north 66° 03' east 92.82 feet; thence north 75° 43' east 150 feet to the center of Neely's Bend Road; thence with said Road, south 15° 48' east 140.30 feet to the beginning, containing 10.63 acres, more or less.
Being part of the real property conveyed to Robert L. Sylar and wife, Evelyn C. Sylar, a one-half undivided interest, and to Jerry A. Rittenberry and wife, Anne L. Rittenberry, a one-half undivided interest, by deed from Clara Ethel Huffines, of record in book 4192, page 910, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,543.33

Robert J. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 1968

MY COMMISSION EXPIRES: 8-17-1968 (AFFIX SEAL)

Mary L. Bracewell
Notary Public

This instrument was prepared by David G. Gray, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee, 37201.

The grantors acknowledge that they have by deed of even date conveyed an easement for a private drive across this property to the grantees, and they expressly reserve to themselves the same easement, which said easement is shown on the survey as revised, hereinabove referred to.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 2 2 52 AM '68

NOTED: BOOK 114 PAGE 212
RECORDING FEE $ 4.50
DEP. REG. R

STATE TAX $ 9.10
PROBATE .50
TOTAL $ 9.60

FEB 2 1968

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

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

the one-third (1/3) undivided interest in and to

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Sullivan and wife, Dorothy M. Sullivan, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert J. Sullivan and wife, Dorothy M. Sullivan, *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,* except for the easement mentioned above and a vendor's lien retained by Clara Ethel Huffines in an instrument of record in Book 4192, page 910, R.O.D.C., and the right-of-way for Neely's Bend Road lying within the premises.

And we, Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert J. Sullivan and wife, Dorothy M. Sullivan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 31st *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.*

Robert L. Sylar
Evelyn C. Sylar
Jerry A. Rittenberry
Anne L. Rittenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary L. Brackman, *a Notary Public in and for said County and State, the within named* Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry,

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* 31 *day of* January, *19* 68.

Mary L. Brackman, *Notary Public.*

Commission Expires August 17, 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 .....