This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4214 PAGE 17

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES N. SCHMIDT et ux (NAME:)	First & Mid-South Mortgage Co. (NAME:)	Map 96 15 Par. 40
3133 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	
Nashville, Tennessee 3721[illegible] (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,*
cash in hand paid by James N. Schmidt and wife, Martha H. Schmidt and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RALPH STEVENS CONSTRUCTION COMPANY, INC., has
~~XXX~~*this day bargained and sold, and do hereby transfer and convey unto the said* James N. Schmidt and wife, Martha H. Schmidt, their
~~XXXXX~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, said Register's Office. SAID Lot No. 3 fronts 100.24 feet along the southerly margin of Boulder Park Drive and runs back 165.1 feet on the southwesterly line and 155.1 feet on the easterly line to a line at the rear measuring 46.40 feet thereon.
BEING part of the same property conveyed to Ralph Stevens Construction Company Inc., by deed from Waterfalls Developers, Inc., of record in Book 4145, page 283, Register's Office for Davidson County, Tennessee.
CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, said Register's Office, with particular reference to No. 17, and the Plan of record in Book 3600, page 42, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Boulder Park Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot and an overhang easement across the front of said lot. NOTE: The first floor elevation including basement or garage must be at least 440 feet above mean sea level.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____, 19____ Affiant

My commission expires: _____ (Affix Seal) Notary Public

This is ~~unimproved~~ improved property, known as 3133 (House Number) Boulder Park Drive (Street) Nashville P. O. Address: (City or Town.)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James N. Schmidt and wife, Martha H. Schmidt, their
~~XXXXX~~, *heirs and assigns forever.* It covenant that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as notedabove.
It *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* James N. Schmidt and wife, Martha H. Schmidt, their
~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 21st day of February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RALPH STEVENS CONSTRUCTION COMPANY, INC

BY: Ralph Stevens
Ralph Stevens, President

BOOK 4214 PAGE 18

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Benson K. MERRITT, *a Notary Public of the State and County aforesaid, personally appeared* Ralph Stevens, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Ralph Stevens Construction 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* 21st *day of* February, 1968.

Benson K. Merritt *Notary Public*

Commission expires August 5, 1968

BENSON K. MERRITT NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the consideration or true value for this transfer, whichever is greater, is $ 18,950.00

Affiant Lloyd D. Holland

Subscribed and sworn to before me this 23 day of Feb 1968

Deputy Register

06834

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 9 26 PM '68

NOTED: BOOK 4218 PAGE 313

RECORDING FEE $ 3.00

DEP. REG. 5

WARRANTY DEED

FROM

RALPH STEVENS CONSTRUCTION CO., INC.

TO

JAMES N. SCHMIDT
and wife,
MARTHA H. SCHMIDT

STATE TAX $ 49.14
RECORDING FEE .50
TOTAL $ 49.64

FEB 23 1968

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

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

37219