This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4215 PAGE 262

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doctor VERA McBRYDE HESTER	Same	Map 58-15
Meharry Medical College (NAME) 1005 18th Ave., North	(NAME:	Par. 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid by VERA McBRYDE HESTER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

KINGS PROPERTY COMPANY, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said VERA McBRYDE HESTER, her *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. 16 on the Plan of Royal Crest Subdivision, as of record in Book 3700, page 86, Register's Office for Davidson County, Tennessee, described as follows: SAID Lot No. 16 fronts 178.0 feet on the southerly side of Kings Lane and extends back 266.00 feet on the westerly line and extends back 236.27 feet on the easterly line to a dead line measuring 180.47 feet thereon.

BEING part of the same property conveyed to Kings Property Company a partnership by deed from Neely Whitfield, of record in Book 3854, page 533, said Register's Office, and by deed from Alfred Norris and wife, of record in Book 3854, page 529, said Register's Office.

CONVEYANCE of this property is subject to 10-foot public utilities and drainage easement, anchor easement, 120-foot building setback line from Kings Lane, and conditions of owners certificate as shown on Plan of record in Book 3700, page 86, and restrictions of record in Book 4059, page 174, said Register's Office.

CONVEYANCE is also subject to instrument of record in Book 4103, page 125, said Register's Office, which states that Thomas C. Swann, Richard D. Sweeney and Ervin M. Entrekin have withdrawn from partnership and

This is unimproved (X) (continued on back of deed:) Parcel No. 13 D-17920
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: NASHVILLE (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 VERA McBRYDE HESTER, her *heirs and assigns, forever.*

And it does *~~do~~ covenant with the said* VERA McBRYDE HESTER *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for current taxes and as noted above.

And KINGS PROPERTY COMPANY, does *~~do~~ further covenant and bind* itself, its successors *~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said* VERA McBRYDE HESTER, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand 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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 4,250.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 19 68

Notary Public

My Commission Expires: Sept. 3, 1970

KINGS PROPERTY COMPANY, partnership

BY: Henry Hudson
HENRY HUDSON, partner

BY: Henry Hudson
HENRY HUDSON, Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Walker, *a Notary Public in and for said County and State,* Henry Hudson as partner and individually

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

Witness my hand and official seal at Nashville, Tennessee *this* 31st *day of* January, *19*68

My Commission Expires July 29, 1970 — A. C. Walker, *Notary Public*

Commission expires.....

NOTARY PUBLIC DAVIDSON CO. TENN.

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.....

(Continued from front of deed:)
and property which is being conveyed must be conveyed by the partnership and Henry Hudson.

07350

STATE TAX $ 10.92
PROBATE .50
TOTAL $ 11.42

FEB 28 1968

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 10 34 AM '68
NOTED: BOOK 118 PAGE 336
RECORDING FEE $ 3.00
DEP. REG. .50

WARRANTY DEED

FROM

KINGS PROPERTY COMPANY

TO

VERA McBRYDE HESTER

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE