Please return WD to
Fidelity Federal - Green Hills Office

BOOK 4216 PAGE 187

This Instrument Prepared By ...
BAILEY, EWING & ...
709-711 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James H. Zarecor and wife	Same Fidelity Federal S & L Assn. (NAME:)	Map 128-14
Eva Blake Zarecor		Par. 53
8082 Esterbrook Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS and other good and valuable considerations, cash in hand paid to the undersigned, Andrew Ewing, Trustee, by James H. Zarecor and wife, Eva Blake Zarecor, receipt of which is hereby acknowledged, I, the said Andrew Ewing,Trustee, acting pursuant to the powers conferred upon me by a c-rtain deed of record in Book 3796, page 647, Register's Office for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said James H. Zarecor and wife, Eva Blake Zarecor, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land situated in the 8th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 45 as shown on the Plan of Harpeth Park, Section Two, of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 146.01 feet on the northerly margin of Esterbrook Drive, and 71.0 feet on the westerly margin of Regency Drive, and measures 39.27 feet along a curve at the northwesterly corner of the intersection of Esterbrook Drive and Regency Drive; and measures 171.0 feet on its northerly line and 96.0 feet on its westerly line.

Being part of the same property conveyed to Andrew Ewing,Trustee, by deed from G. E. Horn et ux, Annie Frost Horn, of record in Book 3796, page 647, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 is expressly subject to the following:

1. Taxes for the year 1967, which have been prorated and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 3990, page 68, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3700, page 58,Register's Office for said County, shows an Owner's Certificate, a 20-foot minimum building setback line along Esterbrook Drive and a 40-foot minimum building setback line along Regency Drive, a 5-foot utility and drainage easement along the northerly boundary of said lot, and a 10-foot sewer easement along the westerly boundary of said lot, and a 15 x 3 foot utility anchor easement at a point along the southerly boundary of said lot on Esterbrook Drive, and the westerly 1/3 of said lot.
3. Purchasers expressly assume the payment of the minimum monthly sewer charge in the amount of $1.50 of Harpeth Valley Utility District.

This is unimproved (X) improved ( ) property, known as 8082 (Lot 45) Esterbrook Dr., Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, [illegible] insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 7th day of November, 19 67

Andrew Ewing
Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4216 PAGE 188

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the 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 7th day of November 1967.

Commission expires 10-20-71

Betty Poage
Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 17,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James H. Zarecor
Affiant

Subscribed and sworn to before me this the 28th day of February, 1968.

Clayton B. Breen
NOTARY PUBLIC

My commission expires: July 28 1970.

$17,450.00 1-10-17991

WARRANTY DEED

FROM

ANDREW EWING, TRUSTEE

TO

JAMES H. ZARECOR and wife,

EVA BLAKE ZARECOR

07780

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 3 15 PM '68

NOTED: BOOK 118 PAGE 356
RECORDING FEE $ 3.00
DEP. REG. [illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 45.24
PROBATE .50
TOTAL $ 45.74

MAR 1 1968

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