This instrument was prepared by: Andrew D. Tanner, Attorney
BOOK 4216 PAGE 358 507 American Trust Building
WARRANTY DEED Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hugh Marshall Dozier	United Mortgagee Servicing Corporation	BH 03965
(NAME:)	(NAME:)	
2933 Armory Drive	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204	Virginia Beach, Va. 23451	
(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 Hugh Marshall Dozier, and other good and valuable consideration, ~~xxxx~~, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated April 1, 1963, in the original principal amount of $9,200.00, payable to United Mortgagee Servicing Corporation and secured by Deed of Trust executed by Barbara A. Climer, unmarried, and Anita J. Hudgens, unmarried, to J. J. Foley, Jr., Trustee, of record inBook 3560, page 343, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Hugh Marshall Dozier does hereby assume and agree to pay,

We, BARBARA A. CLIMER, unmarried, and ANITA J. HUDGENS, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Hugh Marshall Dozier, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "E" on the map of Berry Hills Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 2 fronts 75 feet on the easterly margin of Columbine Place, and extends back between parallel lines 125 feet to a dead line in the rear.

Being the same property conveyed to Barbara A. Climer and Anita J. Hudgens, both unmarried, by deed from L. Bruce Ables and wife, Dovie G. Ables, of record in Book 3532, page 197, said Register's Office.

This conveyance is made subject to Restrictive Covenants of record in Book 1165, Page 627, and the Plan of record in Book 1130, Page 36, Register's Office for said County.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $13,500.00

Subscribed and sworn to before me, this the 1st day of March, 1968

Affiant

My commission expires Notary Public (Affix Seal)

This is ~~unimproved~~ improved property, known as 2828 Columbine Place, Nashville, Tennessee
(House Number) (Street) 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 Hugh Marshall Dozier, his *(successors), heirs and assigns forever.* We covenant that we are 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 the abovementioned deed of trust. We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Hugh Marshall Dozier, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 1st day of March, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barbara A. Climer
Barbara A. Climer

Anita J. Hudgens
Anita J. Hudgens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ina N. Kent, *a Notary Public in and for said County and State,* Barbara A. Climer and Anita J. Hudgens

*the within named 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 1st *day of* March, *19* 68

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

07849

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 4 9 51 AM '68
NOTED IN BOOK 118 PAGE 359
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 35.10
PROBATE .50
TOTAL $ 35.60

MAR 4 1968

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

WARRANTY DEED

FROM

BARBARA A. CLIMER, et al

TO

HUGH MARSHALL DOZIER

Compliments of

Guaranty Title

Office of

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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204