WARRANTY DEED

BOOK 4218 PAGE 383

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay L. Minnick & wife,	J. L. Minnick	142-15 2
(NAME:) 652 Harpeth Bend Drive	(NAME:) 652 Harpeth Bend Drive,R.5,	28806 - 9d
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. R.5	(STREET ADDRESS) Nashville, Tenn. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & No/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid by Jay L. Minnick and wife, Frances E. Minnick, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Hudson & Driver Construction Company, Inc.,

has this day bargained and sold, and does hereby transfer and convey ~~have this day bargained and sold, and do hereby transfer and convey unto the said~~ unto the said Jay L. Minnick and wife, Frances E. Minnick, their *(successors), heirs and assigns,* *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 83 on the Plan of Harpeth Valley Park, Section I, as of record in book 3600, pages 93 and 94, Register's Office for said County, described as follows:
Beginning at a point in the northwesterly margin of Harpeth Bend Drive; said point being the common front corner of Lots 82 and 83; thence in a northwesterly direction along the dividing line between Lots 82 and 83, 113.0 feet to a concrete monument; said monument being placed at the common rear corner of Lots 82 and 83; thence north 19 degrees 35' east, 146.91 feet to a concrete monument in the southwesterly margin of McPherson Drive; thence with the curving margin of said Drive in a southeasterly direction and passing a concrete monument at 26.4 feet, a total distance of 189.3 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a southwesterly direction 37.39 feet to a concrete monument in the northwesterly margin of Harpeth Bend Drive; thence along the said margin of said Drive and in a southwesterly direction 115.2 feet to the point of beginning.

Being part of the same property conveyed to Hudson & Driver Construction Company, Inc., by deed from Warner Park Estates Company, of record in Book 4033, page 777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3857, page 858 and in Book 3866, page 656, and to Owner's Certificate; Minimum building setback lines and utility easements as shown in Book 3600, pages 93 and 94, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater for this transfer is $ 18,675.00
Subscribed and sworn to before me, this the 23rd day of February 19 68.
Affiant Henry Hudson
My commission expires: 10 Jul 69 (Affix Seal)
Notary Public

This is ~~unimproved~~ improved { } property, known as 652 Harpeth Bend Drive,R.5, Nashville, Tenn. 37215 (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 Jay L. Minnick and wife, Frances E. Minnick, their Hudson & Driver Construction Company, Inc. *(successors), heirs and assigns forever. ~~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.*
Grantor *further covenant~~s~~ and bind* s itself, its successors & assigns *~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said* Jay L. Minnick & wife, Frances E. Minnick, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 23 *day of* February, *, 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.*

Henry Hudson Pres

This instrument prepared by:
~~Warfield, Entrekin & Jones,~~
Third National Bank Bldg.
~~Nashville, Tenn.~~
J. R. Chrisman, Atty.
P. O. Box 986
Nashville, Tenn

BOOK 4218 PAGE 384

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, James T. Patterson, *a Notary Public of the State and County aforesaid, personally appeared* Henry Hudson *with whom I am personally acquainted, and who, upon oath, acknowledged* His *self to be* Pres. *of the* Hudson & Driver Construction Company, Inc., *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 Nashville Tenn *this* 6th *day of* February, 19 68.

James T. Patterson, Notary Public

Commission expires 10 7th 68

08759

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 12 5 07 AM '68
NOTE BOOK 118 PAGE 401
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 48.62
PROBATE .50
TOTAL $ 49.12

MAR 12 1968

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

WARRANTY DEED

FROM

Hudson & Driver Construction Company

TO

Jay L. Minnick wife, Frances B. Minnick

Compliments of

Guaranty Title

Office of

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