BOOK 4220 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robinson N. Bass (NAME:)	Same. (NAME:)	Map. 144-10
6141 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of.....

----Ten Thousand and no/100 ($10,000.00)----------*DOLLARS*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Andrew Ewing, Trustee, has

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

.....~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Robinson Neil Bass and wife, Clara M. Bass, their.....

.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 64 on the Plan of Chickering Valley, as of record in Book 2331, page 122, Register's Office for said County.

Being part of the property conveyed to Andrew Ewing, Trustee, with full power to mortgage, transfer and convey without joinder of any beneficiary, by deed from Timothy C. Martin, et al, of record in Book 2445, page 220, Register's Office for said County.

And for the consideration aforesaid, the Grantor does further transfer and convey unto the Grantees, and to their successors and assigns, a permanent easement for utilities and for ingress and egress, over and across a portion of Lot No. 66 on the Plan of Chickering Valley aforesaid, said easement being 15 feet in width and following the course of an existing driveway across said Lot No. 66 as the same has been constructed and presently exists. This conveyance of said easement is and shall be a covenant running with the land and is made subject to the obligation of the Grantees to share equally with the owners of Lot No. 66 in the construction, installation and maintenance of that portion of the driveway and utility facilities which cross Lot No. 66 and serve both properties, as well as the cost of the installation and maintenance of a water pump serving both properties, provided that all maintenance costs for said driveway, utilities and water pump shall be paid by the Grantees or the owner of Lot No. 66, alone, whichever shall first construct a residence upon their property, until the construction of residences upon both lots, after which such expense shall be shared equally as aforesaid.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 18th day of March 19 68

E. G. Mitchell
Affiant

My commission expires: 7-28-68 (Affix Seal)

Margaret M. Freeman
Notary Public

PRICE ★ TENNESSEE ★ STATE

Said driveway shall be for the joint benefit of the owners of said Lots 64 and 66, and their invitees, but the same shall not be for the benefit of other properties, except upon the written consent of the owners of both said lots.

Said conveyance is made subject to restrictive covenants of record in Book 2542, page 25, and Book 2331, pages 121, 122 and 123, said Register's Office, and easements and setback lines as shown on Plan of record in Book 2331, page 121, said Register's Office.

This is unimproved (X) improved ( ) property, known as Chickering Court, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (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 Grantees, their *heirs and assigns, forever.*

And Grantor *do/*es *covenant with the said* Grantees *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except taxes for the year 1968, which have been prorated.

And Grantor does *further covenant and bind* himself, his *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.*

Witness my *hand this* 13th *day of* March, *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.*

Andrew Ewing, Trustee

Andrew Ewing, Trustee

BOOK 4220 PAGE 474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Paige, 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 18th day of March, 1968.

Betty Paige, Notary Public.

Commission Expires 10-20-71.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

STATE TAX $ 26.00
PROBATE .50
TOTAL $ 26.50

MAR 19 1968

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

Murphree Realty Co. - VM

09687

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 19 9 01 AM '68
NOTE/BOOK 118 PAGE 443
RECORDING FEE $ 6.00
DEP. REG. R

WARRANTY DEED

FROM
Andrew Ewing, Trustee

TO
Robinson Neil Bass et ux

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE