BOOK 4224 PAGE 333

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. Jack K. Byrd (NAME:) | Mr. & Mrs. Jack K. Byrd (NAME:) | Parcel No. 12 |
| 5900 Sedberry Rd. (STREET ADDRESS OR ROUTE NUMBER) | 5900 Sedberry Road (STREET ADDRESS) | 8D-73730 |
| Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37205 (CITY) (ZONE) (STATE) | MAP 116-5 |

*For and in Consideration of the sum of* $65,000.00

- - - Sixty Five Thousand And No/100 - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Jack K. Byrd and wife, Ruth M. Byrd, the receipt of which is hereby acknowledged,

We, Ollie Wilson Summar and wife, Marie T. Summar
*have bargained and sold, and by these presents do transfer and convey unto*

*the said* - - - - Jack K. Byrd and wife, Ruth M. Byrd, their - - - - - - - - - - - -

*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. 300 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the westerly margin of Sedberry Road at the corner of Lots Nos. 300 and 301; thence with the line between said two lots westwardly 253.3 feet; thence north 7° 04' east 200 feet to the southerly margin of Davidson Road; thence with the same eastwardly 230.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.3 feet to the westerly margin of Sedberry Road; thence with same southwardly 175 feet to the beginning.

Being the same real property conveyed to Ollie Wilson Summar and wife, Marie T. Summar, by deed from Orville Zickler and wife, of record in book 3346, page 573, Register's Office for said County.

No charge - This instrument prepared by C. B. Criddle, Agt. 508 Nashville Bank & Trust Building, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 1st day of April 1968 — Affiant

April 1968

My Commission expires: 4-27-70 (Affix Seal) — Notary Public

This conveyance is made subject to the following:

Ten-foot utility easement along the westerly line of premises, 10-foot easement for a drain along the southerly line of premises, 100-foot building setback line from Sedberry Road, 60-foot building setback line from Davidson Road, and conditions of owners certificate as shown on plan of record in book 2663, page 109, Register's Office for Davidson County, Tennessee.

Agreement as set out in deed from H. G. Hill Realty Company, to Orville Zickler and wife, Berta Lee Zickler, dated July 23, 1959, filed August 13, 1959, and recorded in book 2930, page 123, Register's Office for Davidson County, Tennessee, as follows:

"It is understood and agreed that the grantee shall consult with Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway, and such placement or construction shall be done in accordance with the rules and regulations of said Highway Department."

Restrictive covenants contained in deed from H. G. Hill Realty Company to Orville Zickler and wife, Berta Lee Zickler, dated July23, 1959, filed August 13, 1959, and recorded in book 2930, page 123, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5900 Sedberry Road, Nashville, Tennessee. 37205
(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* Jack K. Byrd and wife, Ruth M. Byrd, their - - - - - - *heirs and assigns, forever.*

*And* We *do covenant with the said* Jack K. Byrd and wife, Ruth M. Byrd *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.,* except 1968 taxes which the Grantees assume and agreed to pay, same having been prorated to 4-1-68.

*And* We, Ollie Wilson Summar and wife, Marie T. Summar *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack K. Byrd and wife, Ruth M. Byrd, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s, *this* 27th *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.*

Ollie Wilson Summar
Ollie Wilson Summar

Marie T. Summar
Marie T. Summar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Ollie Wilson Summar and wife, Marie T. Summar

the 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, Davidson County, Tennessee, this 27th day of March, 19 68

Frankie Wilkes, Notary Public.

Commission Expires 4-27-70

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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.....

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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.....

BOOK 4224 PAGE 336

STATE TAX $ 169.00
PROBATE .50
TOTAL $ 169.50

APR 2 1968

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

WARRANTY DEED

G-202114 FROM

OLLIE WILSON SUMMAR ET UX

TO

JACK K. BYRD ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

11346

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 2 12 52 PM '68

BOOK 118 PAGE 518
RECORDING FEE $ 6.00
DEP. REG.

Compliments of

GUARANTY TITLE

Office of

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