This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4225 PAGE 147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD E. MARTIN and wife		Map 145-9
(NAME:)	(NAME:)	
BEAUREGARD DRIVE	SAME AS NEW OWNER	Par. 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		
(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 HAROLD E. MARTIN and wife, HELEN L. MARTIN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TYNE VALLEY DEVELOPMENT COMPANY, a partnership composed of ERVIN M. ENTREKIN, JOHN COODE BEASLEY and H & S DEVELOPMENT COMPANY, INC., has

this day bargained and sold, and do hereby transfer and convey unto the said HAROLD E. MARTIN and wife, HELEN L. MARTIN, their ~~XXXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the City of Forrest Hills, Davidson County, Tennessee, being Lot No. 29, Tyne Valley Estates, Section 11, as of record in Book 3842, page 184, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 315.45 feet along the northwesterly margin of Beauregard Drive and runs back between converging lines 408.4 feet on the westerly margin and 447.9 feet on the northeasterly margin to a point.

BEING part of the same property conveyed to Ervin M. Entrekin and John Coode Beasley by deeds of record in Book 3035, page 93, said Register's Office and Book 3247, page 277, said Register's Office, and to H & S Development Company, Inc., by deed of record in Book 3369, page 405, said Register's Office, the said Entrekin, Beasley and H & S Development Company, Inc., having executed an authorization for the execution of deeds to this property, which authorization is filed for record in Book 3376, page 584, said Register's Office.

THIS CONVEYANCE is subject to restrictions covenants which are being recorded simultaneously with this instrument and also to the Plan of Record in Book 3842, page 184, said Register's Office, which shows an owner's certificate, setback lines to be established by the City of Forrest Hills, a 10-foot easement for public utilities and drainage at the rear point of the lot and 2.5 x 20-foot utility anchor easement located at the southeast corner.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,000.00

Subscribed and sworn to before me, this the 18th day of March, 1968

Affiant

My commission expires: My Commission Expires Jan. 18, 1969 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as (House Number) BEAUREGARD DRIVE (Street) NASHVILLE (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 HAROLD E. MARTIN and wife, HELEN L. MARTIN, their ~~XXXXXXXX~~, *heirs and assigns forever.* It does *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.* It does *further covenant and bind* itself, its successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* HAROLD E. MARTIN and wife, HELEN L. MARTIN, their ~~XXXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 18th *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.*

TYNE VALLEY DEVELOPMENT COMPANY,
a partnership

BY: Reese Entrekin Jr.
Certified Agent

BY:
ERVIN M. ENTREKIN, partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia Ann Hooten *a Notary Public in and for said County and State* Reese L. Smith, Jr., Certified Agent for H & S Development Company, Inc., partner, and Ervin M. Entrekin, partner, authorized by instrument of record in Book 3376, page 584, said Register's Office, to execute deeds for Tyne Valley Development Company, *the within named bargainors, 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* 5th *day of* March, *19* 68

Patricia Ann Hooten *Notary Public*

Commission expires My Commission Expires Jan. 18, 1969

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 _____

11724

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 5 10 19 AM '68
NOTE BOOK 118 PAGE 535
RECORDING FEE $ 3.00
DEP. REG. _____

STATE TAX $ 13.00
PROBATE .50
TOTAL $ 13.50

APR 5 1968

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

Mail To: Haury & Smith
2401 Granny White Pike
Nashville, Tenn. 37204

WARRANTY DEED

FROM
TYNE VALLEY DEVELOPMENT COMPANY, a partnership

TO
HAROLD E. MARTIN
and wife,
HELEN L. MARTIN

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