This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4233 PAGE 851 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wallace E. Nance, Jr.	Same	4D - 760
(NAME:) Route #1	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn.	(STREET ADDRESS)	
(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 and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Virginia L. Massey, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Wallace E. Nance, Jr. and wife, Barbara A. Nance, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by J. L. Murphy, Jr., & Co., as follows:

BEGINNING at a point in the northerly margin of Old Lebanon Dirt Road at the southeast corner of the Hughes property; thence eastwardly along the northerly margin of Old Lebanon Dirt Road, 143.50 feet to a point; thence North 0° 20' West 540.94 feet to a point in the center of Stoner Creek; thence northwestwardly with the center of said Creek, 187 feet to a point; thence South 0° 20' East 660 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Roddie L. Massey and wife, Virginia L. Massey, by deed from R. F. White and wife, as of record in Book 3795, page 743, said Register's Office, and the said Roddie L. Massey having since died.

This conveyance is made subject to restrictive covenant contained in deed from R. E. White et ux to Roddie L. Massey et ux, of record in Book 3795, page 743, Register's Office for Davidson County, Tennessee, as follows: "1500 square feet and setback in line with existing houses date of deed." and easement for the flow of Stoner Creek along the rear line of the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6000.00

Subscribed and sworn to before me, this the 29 day of April 1968

Affiant: Wallace E. Nance, Jr.

My commission expires: Dec 31, 1971 (Affix Seal)

Notary Public: Billy J. Tindell

This is unimproved (X) improved ( ) property, known as ____ (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 Wallace E. Nance, Jr. and wife, Barbara A. Nance, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wallace E. Nance, Jr. and wife, Barbara A. Nance, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29 *day of* April, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virginia L. Massey

BOOK 4233 PAGE 852

The Undersigned

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia L. Massey, a widow, *a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 29 *day of* April, *19* 68.

Billy J. Tidwell *Notary Public*

Commission expires My Commission Expires Oct. 31, 1971

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 .....

15588

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 9 10 27 AM '68

RECORDING FEE $ 3.00
DEP. REG. .....

STATE TAX $ 15.60
PROBATE .50
TOTAL $ 16.10

MAY 9 1968

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

Mail
Wallace Nance Jr
3214 Benard Ct
Nash 37214

WARRANTY DEED

FROM

VIRGINIA L. MASSEY

TO

WALLACE E. NANCE, JR, et ux

Compliments of

Guaranty Title

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