This Instrument Prepared By
R. E. MYERS
THIRD NATIONAL MORTGAGE COMPANY
431 Third Nat'l Bk Bldg., Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4236 PAGE 951

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Rudolph S. Farrar (NAME)	same (NAME)	Map 144-5 Par. 6
1317 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	37215 (CITY) (ZONE) (STATE)	

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

----------TEN AND NO/100 ----------*DOLLARS*

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Sam M. Fleming, Jr. and wife, Josephine Cliffe Fleming,
.....*have bargained and sold, and by these presents do transfer and convey unto*

the said ... Rudolph S. Farrar and wife, Mickie Fleming Farrar,.....

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

Two tracts of land and more particularly described as follows:

TRACT NO. 1: Being the north part of lot No. 6 on the unrecorded plan of Edwin Warner's Subdivision of part of the 75-acre tract in Belle Meade, described according to a copy of a survey made by W. B. Southgate, Surveyor, in August 1935.

Beginning at a point in the westerly line of Belle Meade Pike, the northeast corner of part of lot No. 6 conveyed to H. Frank Burkholder and wife, by deed from Emily Warner Dean and husband, of record in book 996, page 289, Register's Office for said County, said point being 56 feet north of the common corner of lots Nos. 6 and 7 on said plan; thence with Burkholder's northerly line north 71° west 357.6 feet to a point 50 feet north of the common corner of lots Nos. 6 and 7; thence with the west line of lot No. 6 northerly 250 feet to the common corner of lots Nos. 5 and 6; thence with the line between said lots south 71° east 388 feet to the westerly margin of Belle Meade Pike; thence with the margin of the same southerly 294 feet to the point of beginning.

Being the same property conveyed to Sam M. Fleming, Jr. and wife, Josephine Cliffe Fleming, by deed from Emily Warner Dean and husband, of record in book 1086, page 249, Register's Office for said County.

TRACT NO. 2: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, December 30, 1950, as follows:

Beginning at the northwest corner of the property conveyed to Sam M. Fleming, Jr. and wife, by deed from Emily Warner Dean and husband, of record in book 1086, page 249, Register's Office for said County; thence north 72° west 395.5 feet; thence south 22° west 202 feet to the northwest corner of a 2.88 acre tract; thence with the northerly line of said tract south 64½° east 419 feet to the northeast corner of said 2.88 acre tract; thence northwardly 250 feet to the beginning, containing 2.26 acres, more or less.

Being the same property conveyed to Sam M. Fleming, Jr. and wife, Josephine C. Fleming, by deed from First American National Bank of Nashville, Tennessee, Trustee, et al, of record in book 1945, page 100, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1317 Chickering Road, 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 Rudolph S. Farrar and wife, Mickie Fleming Farrar, their *heirs and assigns, forever.*

And we *do covenant with the said* Rudolph S. Farrar and wife, Mickie Fleming Farrar *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.*

And we, Sam M. Fleming, Jr. and wife, Josephine Cliffe Fleming, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rudolph S. Farrar and wife, Mickie Fleming Farrar, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 16 *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sam M. Fleming, Jr.

Josephine Cliffe Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth C. Thompson, *a Notary Public in and for said County and State, the within named* Sam M. Fleming, Jr. and wife, Josephine Cliffe Fleming, *the 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* 16 *day of* May, *19* 67.

Elizabeth C. Thompson, *Notary Public.*

Commission Expires May 7, 1968

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rudolph L. Farber
Affiant

Subscribed and sworn to before me this the 21 day of May 1968.

My Commission Expires OCT. 30, 1968

Notary Public

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.....

WARRANTY DEED

FROM

Sam M. Fleming, Jr. and wife,

Josephine Cliffe Fleming

TO

Rudolph S. Farrar and wife,

Mickie Fleming Farrar

BOOK 4236 PAGE 954

STATE TAX $ 208.00
PROBATE
TOTAL $ 208.50

MAY 21 1968

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

69983

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

MAY 21 11 13 AM '68

RECORDING FEE $ 1.00
DEP REG.
PAGE 178

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE