BOOK 4249 PAGE 33 FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Attorney, 990 Davidson Drive, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Booth (NAME)	William E. Booth (NAME)	Map 103-5 Par 26
197 Forestwood Drive (STREET ADDRESS OR ROUTE NUMBER)	197 Forestwood Drive (STREET ADDRESS)	8DA 57305
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,150.-

J. B. Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1968.

Wm. McMahon
Notary Public

MY COMMISSION EXPIRES: April 26, 1970

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXXX~~ J. B. Downey & Sons, Inc., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Booth and wife, Bettie L. Booth,

HEREINAFTER CALLED THE GRANTEES, 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. 49 on the Plan of Hillwood Park, as of record in Book 3300, page 28, Register's Office for said County.

Said Lot 49 fronts 218 feet on the northwesterly side of Forestwood Drive and extends back between lines, measuring 174.2 feet on ~~the~~ northeasterly line and 242.3 feet on the southwesterly line to a line in the rear, measuring 168.0 feet thereon.

Being the same property conveyed to J. B. Downey & Sons, Inc., by deed from John S. Phipps and wife, Martha M. Phipps, of record in Book 4201, page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1968 taxes which have been prorated, to Restrictive Covenants of record in Book 3312, page 104, and the Plan of record in Book 3300, page 28, Register's Office for Davidson County, Tennessee. Said Plan shows an Owner's Certificate, a 75 foot minimum building setback line from Forestwood Drive, a 10 foot easement for public utility purposes along the northeasterly rear lines of said lot, a 2½ x 25 foot utility anchor easement located on the southwesterly corner of said lot, and an easement for overhang along the southerly and front corners of said lot.

This is unimproved ( ) improved (X) property, known as 197 Forestwood Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof J. B. Downey & Sons, Inc., a Tennessee Corporation, has caused ~~Witness~~ ~~hand~~ ~~seal~~ ~~thereto~~ ~~affixed~~, ~~19~~ this instrument to be executed by its duly authorized officer on this the ____ day of July, 1968.

J. B. Downey & Sons, Inc.
By: John B. Downey
John B. Downey, President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alice McMahon, a Notary Public within and for the State and County aforesaid, personally appeared John B. Downey with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the J. B. Downey & Sons, Inc., the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John B. Downey as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of July, 1968.

My commission expires April 26, 1970

Alice McMahon
Notary Public

ALICE McMAHON NOTARY PUBLIC DAVIDSON CO. TENN.

Please mail to:
William E. Booth
197 Forestwood Drive
Nashville, Tenn.

Return to
EDGAR TITLE

WARRANTY DEED

FROM J. B. Downey & Sons, Inc.

TO William E. Booth and wife, Bettie L. Booth

A 04241

IDENTIF. REFERENCE

JUL 8 11 52 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JL-8	CONV	39,150.00			
JL-8	~~ST TAX~~		A*	~~101.66~~	
JL-8	~~PRTEE~~		A*	.50	
JL-8	RDEED	....	A*	3.00	* 105.16