BOOK 4250 PAGE 557

THIS INSTRUMENT WAS PREPARED BY
HARLAN DODSON, Attorney
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Stevens (NAME:)	Same (NAME:)	Map. 117-12
2306 Lebanon Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 147
Nashville, Tenn 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Fifteen Thousand and NO/100 ($15,000.00) ---------- *DOLLARS*
cash in hand paid by Nancy M. Stevens, I, K. Harlan Dodson,

have bargained and sold, and by these presents do transfer and convey unto the said Nancy M. Stevens, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on an unrecorded Map of a part of the Noel property lying east of Belmont Boulevard and West of the Granny White Pike, on the north side of Graybar Lane, formerly Watkins Avenue, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, February 5, 1924, as follows:

Beginning at a point in the north margin of Graybar Lane at the corner of Lots 3 and 4; thence with the line between said Lots, northerly 305 1/2 feet to the south line of the Subdivision, which is of record in Book 843, page 30, of the Register's Office for said County; thence with the south line of the same, westerly 200 feet to the corner of Lots Nos. 4 and 5 of this Subdivision; thence with the line between said lots southerly 305 1/2 feet to the north margin of Graybar Lane; thence with the margin of the same easterly 200 feet to the point of beginning.

Being the same property conveyed to Charles W. Kempkau by deed from Third National Bank in Nashville and John H. Noel, Jr., Trustees of record in Book 1430, page 8, said Register's Office. The said Charles W. Kempkau, being one and the same person as C. W. Kempkau, having since died testate and devised said property to K. Harlan Dodson, by will of record in Will Book 89, page 367, County Court Clerk's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 12 day of July, 1968

Nancy M. Stevens
Affiant

B Bumble

My [illegible] Expires

(Affix Seal)

No garage will be built on said property facing the residence at 1300 Graybar Lane, Nashville, Tennessee for a period of twenty (20) years, which restriction is a covenant running with the land for such period.

Virginia S. Dodson, wife of K. Harlan Dodson, joins herein for the purpose of waiving and conveying any marital interest she might have.

This is unimproved ( ) ~~improved~~ ( ) property, known as ..... Graybar Lane, 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 Nancy M. Stevens, her *heirs and assigns, forever.*

And I *do covenant with the said* Nancy M. Stevens *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1968 taxes which have been prorated and assumed by purchaser and except for restrictions of record in Book 1430, Page 8, Register's Office for Davidson County, Tennessee

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nancy M. Stevens, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17 *day of* July, *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.*

K. Harlan Dodson

Virginia S. Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Freda L. Ledbetter, a Notary Public in and for said County and State, the within named K. Harlan Dodson and Virginia S. Dodson

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 12 day of July, 19 68.

Freda L. Ledbetter, Notary Public.

Commission Expires May 6, 1969.

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 .....

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

TO

A 04921

IDENTIF. REFERENCE

JUL 12 10 13 AM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

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

JUL 12 68	CONV	15,000.00			
JUL 12 68 STAX			A*	39.00	
JUL 12 68 PRTFEE			A*	.50	
JUL 12 68	MDEED		A*	6.00	* 45.50

Mail:
Nancy Stevens
2306 Lebanon Rd. 37214