WARRANTY DEED

BOOK 4252 PAGE 531

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Stevens et ux (NAME:)	Ralph Stevens et ux (NAME:)	Map 119-3
951 GIANT OAK DR (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Pac. 164
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (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 considerations, the receipt of which is hereby acknowledged,

We, HOUSTON T. EZELL and wife, MABLE W. EZELL,

have bargained and sold, and by these presents do transfer and convey unto the said RALPH STEVENS and wife, MILDRED W. STEVENS,

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

Being lot No. 91 on the Plan of Hill-N-Dale, Section II, as of record in book 4175, page 5, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Giant Oak Drive, the common front corner of lots Nos. 90 and 91; thence along line between said lots, 126.10 feet to a concrete monument; thence along line between lots Nos. 91 and 92 in a northwesterly direction 118.53 feet to a point in the southerly margin of Shady Oak Drive; thence along the southerly margin of Shady Oak Drive northeasterly 93.00 feet to a concrete monument, the beginning of a curve; thence around said curve in a northeasterly direction 39.27 feet to a concrete monument in the westerly margin of Giant Oak Drive; thence 97 feet along the westerly margin of Giant Oak Drive to the point of beginning.

Being a part of the same property conveyed to Houston T. Ezell and wife, Mable W. Ezell, by deed from Holiday Inn of America, Inc., a Tennessee corporation, of record in book 2921, page 541, said Register's Office.

This instrument prepared by:
I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 5,500.00 = Ralph Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 1968

MY COMMISSION EXPIRES: Feb. 2nd 1970 (AFFIX SEAL) Jeanette M. Goff
Notary Public

JEANETTE M. GOFF NOTARY PUBLIC

This conveyance is made subject to restrictive covenants of record in book 4206, page 106, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Giant Oak Drive, a 15-foot minimum building setback line from Shady Oak Drive and easement for drainage purposes as shown on plat of record in book 4175, page 5, Register's Office for Davidson County, Tennessee.

unimproved (X) / This is improved ( ) property, known as ..... Giant Oak Drive (House Number) (Street) Nashville, Tennessee 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 RALPH STEVENS and wife, MILDRED W. STEVENS, their *heirs and assigns, forever.*

And we *do covenant with the said* Ralph Stevens and wife, Mildred W. Stevens *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.*, except by restrictive covenants, owner's certificate, setback lines and easement as hereinabove set forth and taxes for the year 1968, subject to which this conveyance is executed.

And we, HOUSTON T. EZELL and wife, MABLE W. EZELL, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph Stevens and wife, Mildred W. Stevens, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *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.*

Houston T. Ezell

Mable W. Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Virginia Richmond, a Notary Public in and for said County and State, the within named Houston T. Ezell and wife, Mable W. Ezell,

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, Tennessee, this 9 day of February, 1968.

Mrs. Virginia Richmond, Notary Public.

Commission Expires Nov. 3, 1970

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 ths corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

HOUSTON T. EZELL ET UX

TO

RALPH STEVENS ET UX

105844

IDENTIF. REFERENCE

JUL 19 1 21 PM '68

FELIX A. [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 19 68	CONV	*5,500.00			
JUL 19 68	STAX		A*	14.30	
JUL 19 68	PAFEE		A*	.50	
JUL 19 68	MDEED		A*	6.00	* 20.80