This deed prepared by:
Maclin P. Davis, Jr., Atty.
1200 American Trust Building
Nashville, Tennessee 37201

25,000.00

Terence N. Fails

BOOK 4254 PAGE 906

25th July 68

A. M. Tenison, Notary Public
My Commission Expires Feb. 16, 1969

WARRANTY DEED

Map 116-15
Par. 0

Address new owners as follows:	Send tax bills to:
Terence N. Fails and wife Julia F. Fails Westview Avenue Nashville, Tennessee 37205	Terence N. Fails Westview Avenue Nashville, Tennessee 37205
	Parcel No. B.M. 3365 and B.M. 3370

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand Dollars ($25,000) paid us by Terence N. Fails and wife, Julia F. Fails, we, Paul M. Davis, Jr. and Peter Davis, acting by and through G. F. Cole, Jr., his attorney-in-fact, so appointed by power of attorney of record in Book 3670, page 399, Register's Office for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said Terence N. Fails and wife, Julia F. Fails, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot 8 on the map of Davis Estates, Section 3, of record in Book 4175, page 24, Register's Office for said County.
>
> Said Lot 8 fronts 185 feet on the westerly side of Westview Avenue and runs back between parallel lines 325 feet to a deadline, on which it measures 185 feet. Said lot includes part of the property devised to Paul M. Davis, Jr. and Peter Davis by last will and testament of Augusta S. Davis recorded in Will Book 75, page 24, County Court Clerk's Office, Davidson County, Tennessee, and the property conveyed to Paul M. Davis, Jr. and Peter Davis by deed of record in Book 4083, page 79, Register's Office for said County.

This is unimproved property, known as Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terence N. Fails and wife, Julia F. Fails, their heirs and assigns, forever.

And we do covenant with the said Terence N. Fails and wife, Julia F. Fails, 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 that said property is subject to easements, setback lines and conditions shown on said recorded plan and restrictive covenants executed by grantors on July 24, 1968, and recorded in said Register's Office and restrictive covenants of record in Book 1394, page 5 and Book 1361, page 218, said Register's Office.

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 Terence N. Fails and wife, Julia F. Fails, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have executed this deed this 24th day of July, 1968.

Paul M. Davis Jr.
PAUL M. DAVIS, JR.

PETER DAVIS

By G. F. Cole, Jr. Attorney-in-fact
G. F. Cole, Jr.
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Charlene Goodman, a Notary Public in and for said County and State, Paul M. Davis, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of July, 1968.

Charlene Goodman
Notary Public

My commission expires: 1/20/70

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Charlene Goodman, a Notary Public in and for said County and State, G. F. Cole, Jr., to me known to be the person who executed the foregoing instrument in behalf of Peter Davis, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, as the free act and deed of the said Peter Davis.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of July, 1968.

Charlene Goodman
Notary Public

My commission expires: 1/20/70

JUL 29 88	CONV	25,000.00				
JUL 29 88	S'TAX		A*	65.00		
JUL 29 88	PR'FEE		A*	.50		
JUL 29 88	W'DEED		A*	6.00	*	71.50

A 0 6 6 7 8

IDENTIFICATION REFERENCE

JUL 29 10 43 AM '88

WARRANTY DEED

GUARANTY MORTGAGE CO.
OF NASHVILLE