FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Merle C. Van Vleet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 68

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Merle C. Van Vleet (NAME)	Fidelity Federal Savings & Loan Assoc (NAME)	Map 103-14
913 Neartop Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pdc. 57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pat

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, WE, John Bernard Arlt, Jr., and wife, Mary Powell Arlt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merle C. Van Vleet and wife, Rebecca M. Van Vleet

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. 13 on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for said County.

Said Lot fronts 202.6 feet on the south side of Neartop Drive and runs back 220.3 feet on the westerly line and 220.4 feet on the easterly line, to a dead line in the rear on which it measures 202.6 feet.

Being the same property conveyed to John Bernard Arlt, Jr., and wife, Mary Powell Arlt, by deed from Gerald E. Sheridan and wife, of record in Book 2803, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2749, page 338, and the Plan of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 75 foot setback line from Neartop Drive, and a 10 foot easement along the south or rear line of the lot for public utilities; and an easement for sanitary sewer granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4017, page 379, Register's Office for Davidson County, Tennessee.

This is unimproved { } improved {X} property, known as 913 Neartop Drive (House Number) (Street) Nashville, Tennessee (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.

Witness our hand s this 6th day of August 19 68

John Bernard Arlt Jr.

Mary Powell Arlt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named John Bernard Arlt, Jr., and wife, Mary Powell Arlt

the bargainor s, 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 6th day of August 19 68

Commission expires April 26, 1971

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

L 18,214

WARRANTY DEED

FROM
John Bernard Arlt, Jr., and wife,
Mary Powell Arlt

TO
Merle C. Van Vleet and wife,
Rebecca M. Van Vleet

A 07990

IDENTIF. REFERENCE

AUG 6 2 36 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-6	CONV	31,000.00			
AUG-6	S'TAX		A*	80.60	
AUG-6	PR'FEE		A*	.50	
AUG-6	W'DEED		A*	3.00	* 84.10