This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4266 PAGE 642

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George J. Holland et ux	Lovell & Malone, Inc.,	12D-14220
(NAME:) 910 Lemont Drive	(NAME) Fourth and Broderick Street P. O. Box 2663	Map 61-3-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including George J. Holland and wife, Reoma Holland, assuming and agreeing to pay balance owing under note secured by Deed of trust executed by James R. Lewis and wife, Janice H. Lewis, to James E. Malone, Trustee, of record in Book 3734, page 585, Register's Office for Davidson County, Tennessee, to secure to Lovell & Malone, Inc., the payment of one note in the original principal amount of $11,250.00, payable as specified therein, said deed of trust was assigned to Commonwealth Life Insurance Company by instrument of record in Book 3736, page 561, said Register's Office,

we, Homer Herlston and wife, Minnie B. Herlston,

have this day bargained and sold, and do hereby transfer and convey unto the said

George J. Holland and wife, Reoma Holland,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Section 2, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for said County.

Said Lot No. 83 fronts 90 feet on the west side of Lemont Drive and runs back between lines 182.4 feet on the south line and 224.4 feet on the north line, to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Homer Herlston and wife, Minnie B. Herlston, by deed from James R. Lewis and wife, Janice H. Lewis, of record in Book 4201, page 51, Register's Office for Davidson County, Tennessee.

**This conveyance is made subject to (1) Restrictive covenants contained in instrument of record in Book 2202, page 222, said Register's Office; and (2) The Plan of record in Book 2133, page 74, said Register's Office, shows an Owner's Certificate, a 65-foot minimum building setback line from Lemont Drive, and a 10-foot public utility easement along the rear and northerly lines of said lot. The said owner's certificate provides: "No lot or lots as shown hereon shall again be sub-divided, re-subdivided, altered or changed so as to produce less area than hereon established until a system of sewers is installed, and made accessible to such lot or lots or otherwise approved by the Davidson County Planning Commission and the Health Officers, and under no condition shall such lot or lots be sub-divided, re-subdivided, altered or changed so as to produce less area than prescribed by the restrictive covenants running with the title to the property."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,360.00

Subscribed and sworn to before me, this the 6th day of September 19 68

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 910 Lemont Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

George J. Holland and wife, Reoma Holland,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as aforesaid.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George J. Holland and wife, Reoma Holland, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this sixth *day of* September, 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.*

Homer Herlston
Homer Herlston

Minnie B. Herlston
Minnie B. Herlston

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Homer Herlston and wife, Minnie B. Herlston,

*the within named 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* September, *19*68.

Billy L. Tidwell, *Notary Public*

Commission expires My Commission Expires Oct. 31, 1971

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 .....

( )

SEP-9 68	CONV	13,360.00			
SEP-9 68	S'TAX		A*	34.84	
SEP-9 68	PR'FEE		A*	.50	
SEP-9 68	W'DEED		A*	3.00	* 38.34

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

WARRANTY DEED

FROM

HOMER HERLSTON et ux

TO

GEORGE J. HOLLAND et ux

A 12083

IDENTIF. REFERENCE

SEP 9 9 17 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE