This instrument was Prepd By
Deering Seay Chester & Patterson
218 Third Ave N
Nashville Tn 37201

BOOK 4272 PAGE 642

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. H. T. Cobb (NAME:)	same (NAME:)	Map 50-15
317 Parkwood Blvd (STREET ADDRESS OR ROUTE NUMBER:)	(STREET ADDRESS:)	Par. 116
Nash Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of FOUR THOUSAND & NO/100- - - - - - - - - - - -

($4,000.00)- *DOLLARS*

Cash in hand paid by H. T. Cobb, the receipt of which is hereby acknowledged,

I, Lewis E. Gaines, Trustee, having full power to sell, transfer convey, mortgage or otherwise encumber, without the joinder of any beneficiary,

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said H. T. COBB,

his *heirs and assigns, a certain tract or parcel of*

land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 514 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31; and Lot No. 590 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for said County, to which plans reference is here made for description.

Being part of the property conveyed to Lewis E. Gaines, Trustee, by deed from Leah J. Carter, of record in Book 3069, page 151; and by deed from John L. Moore et al, of record in Book 3069, page 261, said Register's Office.

This conveyance is made subject to easements, setback lines, etc., as shown on plans of record in Book 3300, pages 31, and 79 and 80, and to all the restrictive covenants for the use of the premises conveyed as set forth in the instrument of covenants as of record in Book 3313, page 402; Book 2705, page 107; Book 3434, page 270, amended in Book 3316, page 269, R.O.D.C., Tennessee.

Among the covenants contained therein is a provision for a lien on all the properties in Parkwood Estates, for the payment of charges for sewerage services, and it is the intention of this instrument to expressly retain a lien on the property herein conveyed, and on each separate lot or parcel of land, uniform throughout the subdivision. Said covenant is as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19____

My commission expires: _____ Notary Public
(Affix Seal)

Now, so as to provide funds to insure to all property owners continuous and uninterrupted service, a lien is hereby retained on each and every parcel of land conveyed in this subdivision, and all purchasers thereof agree, for themselves, their heirs, executors and assigns, that their separate properties, that is each lot or parcel of land on which improvements have been made, are impressed with a lien to Parkwood Service Company for such sewage charges. Such lien shall be accumulative and shall continue in full force and effect, irrespective of any Statute of Limitations for the institution of suit, until all charges are paid in full, and shall continue and be binding on any purchaser of the property, and shall be enforceable in any court of law and equity, and any unpaid balance shall bear six (6%)percent from the date due. However, the lien herein established and declared shall be subordinate and secondary to any subsisting valid, outstanding and existing first mortgage on the property, but not subordinate to any other lien, contractual or impressed by law.

This lien and covenant shall run with the land and continue to exist so long as Parkwood Service Company or its successor is furnishing sewerage service to the property as declared, defined and directed by the Public Service Commission of Tennessee.

This is unimproved (X) improved ( ) property, known as ..... (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 H. T. Cobb, *his heirs and assigns, forever.*

And I *do covenant with the said* H. T. Cobb *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.*

And I, Lewis E. Gaines, Trustee, *do further covenant and bind* myself, my successors&assigns ~~xhexexecutorsxadxadministrators~~, *to warrant and forever defend the title to the said land to the said* H. T. Cobb *his heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 26 *day of* Sept, 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.*

Lewis E. Gaines, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Renee Lester, a Notary Public in and for said County and State, the within named Lewis E. Gaines, Trustee,

the 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, Tennessee, this 26th day of September, 1968.

Renee Lester, Notary Public.

Commission Expires 12/3/71.

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 4500.00 Affiant H. T. Cobb

Subscribed and sworn to before me this 26 day of Sept. 1968

Deputy Register B. Gumbles

SEP 26 68	CONV	*14,500.00	B*	11.70	
SEP 26 68	S'TAX		B*	.50	
SEP 26 68	PR'FEE		B*	6.00	* 18.20
SEP 26 68	W'DEED				

WARRANTY DEED

FROM

LEWIS E. GAINES, TRUSTEE

TO

H. T. COBB

A 14650

IDENTIF. REFERENCE

SEP 26 3 06 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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