This instrument was prepared by CLYDE P. HOLLAND, Attorney. LawFirm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4272 PAGE 862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BENJAMIN M. MUSGROVE et ux (NAME)	Firts & Mid-South Mtg. Co. (NAME)	Map 97-5
3404 Oldfield Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 22
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	no

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Benjamin M. Musgrove and wife, Molly W. Musgrove, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RALPH STEVENS CONSTRUCTION COMPANY, INC., has ~~this~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Benjamin M. Musgrove and wife, Molly W. Musgrove, their ~~successors~~ *heirs and assigns,* certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 48, Hickory Bend, Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 65 feet on the northerly margin of Oldfield Drive and runs back between lines 150 feet on the westerly line and 150 feet on the easterly line to a line at the rear measuring 64.95 feet thereon.

BEING part of the same property conveyed to Ralph Stevens Construction Company, Inc., by deed from Waterfalls Developers, Inc., of record in Book 4153, page 288, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, with particular reference to No. 17 and the Plan of record in Book 3600, page 29, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Oldfield Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,950.00

Subscribed and sworn to before me, this the 24th day of September 1968

Stella Langley Grant
Affiant

My commission expires: 5-3-70
(Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved ( ) property, known as 3404 Oldfield Drive (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Benjamin M. Musgrove and wife, Molly W. Musgrove, their ~~successors~~ *heirs and assigns forever.* It covenant that it is *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 for current taxes and as noted above.

It *further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to said real estate to said* Benjamin M. Musgrove and wife, Molly W. Musgrove, their *(successors) heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 24th *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.*

RALPH STEVENS CONSTRUCTION COMPANY, INC.

BY: Ralph Stevens
Ralph Stevens, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee. this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned...., *a Notary Public of the State and County aforesaid, personally appeared* ....Ralph Stevens...., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....him *self to be* ....President.... *of the* Ralph Stevens Construction Company, Inc., *the within named bargainor, a corporation, and that* ....he *as such* ....President...., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* ....President....

Witness my hand and seal, at office in Nashville, Tennessee
this 24th *day of* September, *19* 68

Commission expires 5-3-70 .....*Notary Public*

SEP 27 68 CONV 16,950.00
SEP 27 68 S'TAX B* 43.94
SEP 27 68 PB'FEE B* .50
SEP 27 68 W'DEED B* 3.00 * 47.44

WARRANTY DEED

FROM

RALPH STEVEN CONSTRUCTION CO., INC.

TO

BENJAMIN M. MUSGROVE et ux

A 14747

IDENTIF. REFERENCE

SEP 27 11 23 AM '68

FELIX Z. WALSTON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Warfield, Entrekin & Jones
19th Floor
3rd National Bank Bldg.
37219