BOOK 4277 PAGE 456

# WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gordon L. Christopher (NAME) | United Mortgagee Servicing Corp. (NAME) | 2DA-54795 |
| 1001 Harold Drive (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Map 107.9 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Virginia Beach, Virginia (CITY) (ZONE) (STATE) | Par. 1 |

FOR AND IN CONSIDERATION of the sum of Twenty-one Thousand and No/100----------

----------Dollars,

cash in hand paid to us by Gordon L. Christopher and wife, Virginia Christopher, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we James M. Marlin and wife, Nancy G. Marlin

have this day bargained and sold, and do hereby transfer and convey unto the said Gordon L. Christopher and wife, Virginia Christopher, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County.

Said Lot No. 16 fronts 159.38 feet on the southwesterly side of Harold Drive, and extends back 467 feet more or less on the broken northwesterly line, and 436 feet more or less on the southeasterly line, to the center of Mill Creek, measuring 88 feet, more or less thereon.

Being the same property vested as hereinabove set out.

Said conveyance is expressly subject to the following:

1. Easement for sanitary sewer and/or storm drainage as of record in Book 3841, page 616, R.O.D.C.T.

2. Restrictions as of record in Book 2962, page 522, R.O.D.C.T.

3. 40-foot set-back line from Harold Drive; a 20-foot easement for public utilities along the northwesterly side line through the rear of the lot; an easement for the flow of Mill Creek; and an overhang easement across the front of the lot as shown on the Owner's Certificate of record in Book 2900, page 37, R.O.D.C.T.

4. Real estate taxes for 1968 which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,000.00

Subscribed and sworn to before me, this the 7th day of October 1968

Affiant

My commission expires: 1-13-69 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1001 Harold 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 belonging to the said Gordon L. Christopher and wife, Virginia Christopher, their

(successors), heirs and assigns forever. Grantors covenant that they 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 for the encumbrances enumerated above.

Grantors further covenant and bind their heirs and representatives, to warrant and forever defend the title to said real estate to said Gordon L. Christopher, and wife Virginia Christopher, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 23 day of September, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M. Marlin

Nancy G. Marlin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Robt R Miller, *a Notary Public in and for said County and State,* James M. Marlin Jr. and wife, Nancy G. Marlin

*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* 23 *day of* September, *19* 68

Robt R Miller *Notary Public*

My Commission Expires June 23, 1970

*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*.....

OCT 11 68 CONV 21,000.00
OCT 11 68 S'TAX B* 54.60
OCT 11 68 PR'FEE B* .50
OCT 11 68 W'DEED B* 3.00 * 58.10

A 16718

**WARRANTY DEED**

FROM

James M. Marlin et ux.

TO

Gordon L. Christopher and wife

Virginia Christopher

IDENTIF. REFERENCE

OCT 11 3 39 PM '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