BOOK 4284 PAGE 291

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAY R. POLK	First Federal Sav. & Loan	MAP 61-14
(NAME:) 3718 Hilltop Lane	(NAME:) 235 Fourth Avenue, North	PAR 162
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration, the Grantee herein assumes and agrees to pay the present unpaid balance of a certain indebtedness due and payable to First Federal Savings & Loan Association, which is secured by a deed of trust duly recorded in the Register's Office for Davidson County, Tennessee,

we, L. D. Ralph Gearlds, Jr., and wife, Virginia B. Gearlds, *have bargained and sold, and by these presents do transfer and convey unto the said* May R. Polk her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 115 on the Plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, Page 640, Register's Office for said County.

SAID Lot No. 115 fronts 50 feet on the easterly side of Craig Street, now Hilltop Lane, and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to L. D. Ralph Gearlds, Jr., and wife, Virginia B. Gearlds, by deed from John W. Shanks, Sr., and wife, Myrtle D. Shanks, of record in Book 3968, Page 740, Register's Office for Davidson County, TEnnessee.

This conveyance is made subject to restrictive covenants applicable to said property and taxes for the year 1968 which have been pro-rated and assumed by the purchaser.

unimproved ( ) This is improved (X) property, known as 3718 Hilltop Lane, Nashville, Tennessee (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 May R. Polk her *heirs and assigns, forever.*

And we *do covenant with the said* May R. Polk *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.*

And we, L. D. Ralph Gearlds, Jr., and wife, Virginia B. Gearlds, *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* May R. Polk her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* Nov., *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.*

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
320 Gallatin Road
Madison, Tennessee 37115

L. D. Ralph Gearlds Jr.
Virginia B Gearlds

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4284 PAGE 292

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. D. Ralph Gearlds, Jr., and wife, Virginia B. Gearlds, 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 1st day of Nov, 1968.

Hazel Hammond
Notary Public

Commission expires May 17, 1970

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.....

NOV-6 68 CONV 6,931.81
NOV-6 68 S'TAX B* 23.14
NOV-6 68 RECFEE B* .50
NOV-6 68 W'DEED B* 3.00 * 26.64

.....Notary Public

Commission expires.....

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6,931.81.

Affiant

Subscribed and sworn to before me, this the 1st day of Nov, 1968.

Notary Public

My Commission Expires: May 17, 1970.

A 19695

IDENTIF. REFERENCE

Nov 6 11 29 AM '68

Mail To: Hammond Realty Co. 2801 Foltsta Rd Nashville, Tenn 37211

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

WARRANTY DEED

FROM
L. D. RALPH GEARLDS, JR., and wife
VIRGINIA B. GEARLDS

TO

MAY R. POLK

Rec for 8 9 02