This instrument prepared by
Robert W. Sturdivant, Atty.
26th Fl. - L. & C. Tower
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4285 PAGE 341

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John C. Neff (NAME)	John C. Neff (NAME)	Map 130.1
717 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	717 Westview Avenue (STREET ADDRESS)	BM 3410
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37205 (CITY) (ZONE) (STATE)	Pcl. 16

For and in Consideration of the sum of Ten and no/100 Dollars ($10.00),
and other good and valuable considerations paid by XXXXXXXX
John C. Neff and wife, Joan L. Neff, hereinafter referred to as
Grantees, the receipt of which is hereby acknowledged,

We, Robert Chalfant and wife, Elizabeth R. Chalfant

have bargained and sold, and by these presents do transfer and convey unto the said John C. Neff and wife, Joan L. Neff,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the south part of Lot No. 196 and the north part of Lot No. 197 on the Map of Royal Oaks Land Company's Plan of Lots, of record in Book 421, page 103, Register's Office for said County, being Tract "A" on the Map of Davis Re-subdivision of certain lots, of record in Book 2330, page 98, said Register's Office; and described according to a survey made by Hal R. Swann, Jr., November 4, 1968, as follows:
Said parts of said lots front 186.45 feet on the westerly side of Westview Avenue and run back between lines, 404.39 feet on the northerly line and 405.85 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 155.85 feet.
Being the property conveyed to Robert Chalfant and wife, Elizabeth R. Chalfant by deed from Maclin P. Davis and wife, as of record in Book 2598, page 340, Register's Office of Davidson County, Tennessee, less a small strip of land along the southerly boundary of the property acquired from Davis, conveyed to O. Lawrence Dortch and wife, Margaret A. Dortch, by deed from Maclin P. Davis et al, of record in Book 3400, page 160, said Register's Office.

Said property is conveyed subject to restrictions contained in the deed from Maclin P. Davis and wife, to Robert Chalfant and wife, dated October 23, 1956, filed for record October 24, 1956, in Book 2598, page 340, Register's Office, Davidson County, Tennessee, and are as follows:

(over)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $95,000.00

Subscribed and sworn to before me, this the 11 day of November 1968

Affiant

My commission expires June 8, 1969 (Affix Seal)

Notary Public

"Grantors reserve as a covenant running with Parcel "B", a perpetual easement for the benefit of Parcel "B" for continuing the presently existing sewage overflow and drainage from Parcel "B" and the septic tank thereon onto the rear of Parcel "A", said easement to extend only to the western most 100 feet of Parcel "A".

unimproved ( )
This is improved (X) property, known ... 717 Westview Avenue, Nashville, Tennessee 37205
(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 John C. Neff and wife, Joan L. Neff, their *heirs and assigns, forever.*

And we *do covenant with the said* John C. Neff and wife, Joan L. Neff *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 Robert Chalfant and wife, Elizabeth R. Chalfant *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* John C. Neff, and wife Joan L. Neff, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 11 *day of* November, 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.*

Robert Chalfant

Elizabeth R. Chalfant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES C. TRABUE, JR. *a Notary Public in and for said County and State, the within named* Robert Chalfant and wife, Elizabeth R. Chalfant

the bargainors, 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* 11th *day of* November, *19* 68

Charles C. Trabue, Jr., *Notary Public.*

Commission Expires March 8, 1969

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 .....

WARRANTY DEED

FROM

Robert Chalfant and wife,

Elizabeth R. Chalfant

TO

John C. Neff, and wife,

Joan L. Neff

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

A 2 0 1 0 7 2

FEE $ 31.50 MAR 22 '71

PRICE

NOV 12 68 CONV 95,000.

NOV 12 68 S'TAX A* 247.00

NOV 12 68 PRFEE A* .50

NOV 12 68 WDEED A* 6.00 * 253.50

BOOK 4285 PAGE 344