BOOK 4301 PAGE 990

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wm.GuytonMcComas, Jr., et al	First Federal Savs. & Loan Assn.	BH-3960
(NAME)	(NAME)	Map 118-T
2801 Columbine Place	4th & Union	Par. 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Five Hundred and No/100-- ---------- ($17,500.00) ---------- *Dollars,* of which $9,286.09 has been paid in cash by William ~~X~~ Guyton McComas, Jr. and William Russell Moneypenny, Jr. d/b/a McComas and Moneypenny, Architects, the receipt of which is hereby acknowledged, and for the remainder the said William ~~X~~ Guyton McComas, Jr. and William Russell Moneypenny, Jr. as aforesaid, have assumed and agree to pay the unpaid balance of $8,213.91 of an original indebtedness of $8,700.00 secured by deed of trust of record in book 2881, page 627, Register's Office for Davidson County, Tennessee,

We, Thomas A. Bozman and wife, Jean Love Bozman

have this day bargained and sold, and do hereby transfer and convey unto the said William Guyton McComas, Jr., and William Russell Moneypenny, Jr., d/b/a McComas & Moneypenny, Architects, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Being lot No. 18 of Block "D" on the Map of Berry Hill Gardens Subdivision, as of record in book 1130, page 36, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Columbine Place, at the corner of lots 18 and 19; thence with the line between said lots, westerly 131.8 feet to the corner of lot No. 17; thence with the line between lots 17 and 18, northerly 100 feet to the south margin of East Iris Drive; thence with the margin of the same, easterly 111.8 feet to the beginning of a curve; thence around said curve, southeasterly on a radius of 20 feet 31.34 feet to a point in the west margin of Columbine Place; thence with the margin of the same, southerly 80.15 feet to the beginning.
Being the same property conveyed to Thomas A. Bozman and wife, Jean Love Bozman, by deed from Hodgson W. Keim and wife, of record in book 3881, page 626, said Register's Office.

This conveyance is made subject to a 10-foot easement along the west line of the lot for public utilities, building setback line from Columbine Place, the distance not being shown; and to restrictive covenants of record in book 1165, page 627, REgister's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 17,500.00

Subscribed and sworn to before me, this the _____ day of _____ 19____

W. G. McComas Jr. Partner
Affiant

My commission expires: My Commission Expires April 21, 1971
(Affix Seal) Notary Public

This is improved (X) unimproved ( ) property, known as 2801 Columbine Place, 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 William Guyton McComas, Jr., and William Russell Moneypenny, Jr., d/b/a McComas & Moneypenny, Architects, their *(successors), heirs and assigns forever.* We *covenant that* we 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Guyton McComas, Jr., and William Russell Moneypenny, Jr., d/b/a McComas & Moneypenny, Architects, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* _____ *day of* _____, 1969, *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 Was Prepared By

_____

Of The Law Firm Pedigo
Stahlman Building: Nashville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ... *a Notary Public in and for said County and State,* Thomas A. Bozman and wife, Jean Love Bozman .....

*the within named bargainor*S*, 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 Nashville, ... *this* ..... *day of* ....., *19*....

..... *Notary Public*

Commission expires My Commission Expires April 21, 1971

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 .....

JAN 15 68 CONV 17,500.00
JAN 15 68 S'TAX B* 45.50
JAN 15 68 PR'FEE B* .50
JAN 15 68 W'DEED B* 3.00 * 49.00

A 26977

WARRANTY DEED

TO

McComas & Moneypenny, Archit

FROM

Thomas A. Bozman, et ux

'IDENTIF. REFERENCE'

JAN 15 2 12 PM '69

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