This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 4307 PAGE 495

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONOVAN R. GILBERT and wife (NAME)	FIRST & MID-SOUTH MTG. CO. (NAME)	Map 134-13
228 LARGO DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Par. 188
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by DONOVAN R. GILBERT and wife, HAZELEINE G. GILBERT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, MAURICE KARR, TRUSTEE, with full power to sell, mortgage, transfer, encumber or convey, without the joinder of any beneficiary,

have this day bargained and sold, and do hereby transfer and convey unto the said DONOVAN R. GILBERT and wife, HAZELEINE G. GILBERT, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 262, Kenilworth Estates, Section 4, as of record in Book 3300, page 36, said Register's Office.

SAID Lot No. 262 fronts 70 feet along the northwesterly side of Largo Drive and runs back 142.1 on the northeasterly line and 150.1 feet along the southwesterly line which is a broken line of 3 segments, to a line at the rear measuring 59.5 feet thereon, the same being the southeasterly margin of the right of way for an unnamed proposed highway.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full power to sell, mortgage, transfer, encumber or convey without joinder of any beneficiary, by deed from Martin Zeitlin, Trustee, of record in Book 3704, page 39, said Register's Office.

CONVEYANCE of this property is subject to restrictions of record in Book 3316, page 339, said Register's Office, and to the Plan of record in Book 3300, page 36, said Register's Office, showing owner's certificate, a 30-foot minimum building setback line from Largo Drive and a 10-foot easement for public utility purposes along the rear, a 5-foot drainage easement along the southwesterly side line and a utility easement containing a sewer line along northeasterly line.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,250.00

Subscribed and sworn to before me, this the 3 day of February 1969

Affiant

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

Notary Public

This is { unimproved / improved } property, known as 228 (House Number) LARGO DRIVE (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 DONOVAN R. GILBERT and wife, HAZELEINE G. GILBERT, their heirs and assigns forever. I covenant that I am 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.

I further covenant and bind myself, my successors, heirs and representatives, to warrant and forever defend the title to said real estate to said DONOVAN R. GILBERT and wife, HAZELEINE G. GILBERT, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 3rd day of February, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maurice Karr, Trustee

MAURICE KARR, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MAURICE KARR, TRUSTEE

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 3rd *day of* February, *19*69

Lloyd D Holland *Notary Public*

Commission expires 5-3-70

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 .....

FEB-4 69	CONV	16,950.00			
FEB-4 69	S'TAX		B*	43.94	
FEB-4 69	PR'FEE		B*	.50	
FEB-4 69	W'DEED		B*	3.00	* 47.44

WARRANTY DEED

FROM

MAURICE KARR, TRUSTEE

TO

DONOVAN R. GILBERT
and wife,
HAZELEINE G. GILBERT

A 29206

T
(IDENTIF. REFERENCE)

FEB 4 10 23 AM '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