TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
John S. Zelenik, ET UX (NAME)
Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4313 PAGE 793
John S. Zelenik (NAME)
1865 Laurel Ridge Drive (STREET ADDRESS)
Nashville, Tennessee 37215 (CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
FH-1325
Map. 145
Pcl. 49
Lw

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by JOHN S. ZELENIK AND WIFE, MARY R. ZELENIK

PREPARED BY C. H. BRILEY, JR. ATTORNEY 320 UNION STREET NASHVILLE, TENNESSEE 37219

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JOHN J. TODD, III AND WIFE, JEAN FRANKLIN TODD

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, lying west of, but not adjacent to Granny White Pike, about 7 miles from Nashville and being part of a 52 Acre Tract conveyed to Hiram Overton, by John F. Welch, et al, by deed of record in Book 449, page 441, Register's Office for said County, and later by partition deed between Frank Overton and others, passing to John Overton, by deed of record in Book 565, page 144, said Register's Office; and described according to a copy thereof made by Stephen A. Draper, Dec. 29, 1954, as follows: The beginning point of said tract being located as follows: BEGINNING at a point in the westerly margin of Granny White Pike, the north line of the land of Hirsig; thence north 85° 45' west 1397.3 feet to a point, being the point of beginning; thence from the point of beginning and along Hirsig's line, North 85° 45' west 563 feet to a point; thence north 11° 30' east 363 feet to a point; thence south 68° east 236 feet to a point, being 10 feet south of the hickory; thence south 65° 30' East 442.2 feet to a point; thence south 8° east 20 feet to a point; thence south 71° west 122.5 feet to a point; thence south 17° west 67 feet to the point of beginning. TOGETHER with the joint right to the use of a driveway lying along the north line and east line of the land in question, and along the line of the land formerly owned by Ewell Neil and wife, together with the use and benefits of said private roadway, as set forth in deed and agreement between W.S. Walker and wife, and Ewell Neil and wife, to which reference is here made. Said conveyance of said right to use said roadway, however, being subject to the rights of adjoining parties to the use of said roadway. Being the same property conveyed to John J. Todd, III and wife, Jean Franklin Todd, by deed from George L. Study and wife, of record in Book 3993, page 60, Register's Office.

This is unimproved ( ) improved (X) property, known as 1865 (House Number) Laurel Ridge Road (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of February 1969.

John J. Todd, III

Jean Franklin Todd
JEAN FRANKLIN TODD

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JOHN J. TODD, III AND WIFE, JEAN FRANKLIN TODD

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 27th day of February, 1969

Commission expires April 25, 1970. Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-208522 dmc

FROM
John J. Todd, III, ET UX

TO
John S. Zelenik, ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of February, 1969

My commission expires April 25, 1970.

PUT REVENUE STAMPS HERE:

LEASE PUT IN TENN. TITLE CO. BOX

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

BOOK 4313 PAGE 784

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IDENTIF. REFERENCE

FEB 28 11 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB28	CONV	53,500.00	A*	139.10	
FEB28	S'TAX		A*	.50	* 142.60
FEB28	PR'FEE		A*	3.00	
FEB28	W'DEED				