BOOK 4319 PAGE 614

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: By	MAP PARCEL NUMBERS
Dr. and Mrs. John M. Boylin	Same	
(NAME)	(NAME)	
5805 Vine Ridge Drive		Map 103-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 60
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED ($32,500.00) ---------- *DOLLARS*

cash in hand paid to us by Dr. John M. Boylin and wife, Bonnie,

We, Morris L. Marx and wife, Jane G. Marx

have bargained and sold, and by these presents do transfer and convey unto the said Dr. John M. Boylin and wife, Bonnie Boylin,

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 westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, page 117, Register's Office for said County.

Said part of Lot No. 20 is described as follows:

Beginning on the southeasterly margin of Vine Ridge Drive at the corner of lots Nos. 20 and 21; thence with the line between said two lots southeastwardly 251 feet; thence northeastwardly 13 feet to the southwest corner of the property conveyed to Bill B. Jones and wife, by deed from James E. Patterson, et al, of record in Book 2702, page 323, said Register's Office; thence with said Jones' southwesterly line northwestwardly 251 feet, more or less, to the southeasterly margin of said Vine Ridge Drive; thence with same southwestwardly 3 feet to the beginning.

Said Lot No. 21 fronts 155 feet on the southeasterly side of Vine Ridge Drive and runs back 251 feet on the northeasterly line and 265.3 feet on the southwesterly line to a dead line measuring 154 feet thereon. Being the same real property conveyed to Dr. Morris L. Marx and wife, Jane G. Marx by deed from Horace G. Hill, Jr. and Third National Bank of Nashville, Trustees of record in book 4092, page 653, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 17th day of March 1969

Affiant

My commission expires: April 25, 1971
(Affix Seal)

Notary Public

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~~unimproved~~ ( )
This is improved ( ) property, known as 5805 Vine Ridge Drive (House Number) (Street) Nashville, Tennessee 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 Dr. John M. Boylin and wife, Bonnie Boylin their *heirs and assigns, forever.*

And we *do covenant with the said* Dr. John M. Boylin and wife, Bonnie Boylin *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.*, except for 1969 taxes which have been prorated. Utility easement, 85-foot building setback line and conditions of owners certificate, as shown on plan of record in book 1835, page 117, as amended by an instrument of record in book 2136, page 521, Register's Office for Davidson County, (* See over)

And Dr. Morris L. Marx and wife, Jane G. Marx

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dr. John Boylin and wife, Bonnie Boylin *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 17th *day of* March, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Morris L. Marx

Jane G. Marx

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B. Beaver, *a Notary Public in and for said County and State, the within named* Morris L. Marx and Jane G. Marx

*the 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* 17th *day of* March, *19*69.

Ann B Beaver, *Notary Public.*

Commission Expires April 25, 1971.

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* ..... *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.....

*

Tennessee. Restrictive covenants contained in deed from H. G. Hill Realty Company, to Robert N. Joyner and wife, dated February 2, 1953, filed February 20, 1953, and recorded in book 2136, page 157, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached (This applies to part of lot No. 20 of premises.) Restrictive covenants contained in deed from H. G. Hill Realty Company, to O. F. Ramsey, dated December 16, 1952, filed December 24, 1952, and recorded in book 2104, page 485, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.(This applies to lot No. 21 of premises.

MAR 24 69	CONV	32,500.00				
MAR 24 69 S'TAX			A*	84.50		
MAR 24 69 PR'FEE			A*	.50		
MAR 24 69	W'DEED		A*	6.00	*	91.00

Please mail to: Dr. John M. Boylin, 211 - 23rd Avenue, North, Nashville, Tenn. 37203

A 34701

WARRANTY DEED

FROM

Morris L. Marx etux

TO

Dr. John M. Boylin etux

IDENTIF. REFERENCE

MAR 24 1 31 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE