FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.

Peter A. Dentici
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May 1969.

Notary Public

MY COMMISSION EXPIRES: 5-3-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Binkley, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter A. Dentici, et.ux. (NAME)	First & Mid South Mortgage (NAME)	15DA-39312
223 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 94-3
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charley S. Anderson and wife, Birdie Glenn Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter A. Dentici and wife, Leah G. Dentici

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the westerly 125 feet of Lot No. 24 on the Plan of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 24 fronts 75 feet on the easterly side of Riverside Drive and extends back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Charley S. Anderson and wife, Birdie Glenn Anderson by deed from Village Builders, Inc., of record in Book 3920, page 71, Register's Office for said County.

Conveyance of this property is made subject to restrictive covenants in instruments of record in Book 1788, page 445, and Book 2753, page 612, said Register's Office. By instrument of record in Book 3431, page 100, paragraph 16 of the restrictive covenants as contained in Book 2753, page 612, was released; a 7.5-foot sewer and utility easement along southerly line, a 10-foot easement for public utilities along rear line, and a 40-foot building setback line from Riverside Drive, as shown on plan of record in Book 2663, page 61, said Register's Office. Said plan was amended by instrument of record in Book 2799, page 43, said Register's Office, as follows: "Flood level from maximum flood of record (1927) estimated at elevation 418.7 feet (data from U. S. Engineers Office, Nashville, Tenn.) (Continued on back page)

This is unimproved ( ) improved (X) property, known as 223 Riverside Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 1st day of May, 1969

Charley S. Anderson

Charley S. Anderson

Birdie Glenn Anderson

Birdie Glenn Anderson

BOOK 4331 PAGE 566

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charley S. Anderson and wife, Birdie Glenn Anderson

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 1st day of May 19 69.

Commission expires Nov. 20, 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Charley S. Anderson and wife, Birdie Glenn Anderson

TO Peter A. Dentici and wife, Leah G. Dentici

A 39906

IDENTIF. REFERENCE

MAY 8 3 45 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Warfield, Gabbin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(Continued from first page):

No residence shall be constructed in this subdivision with a floor elevation below elevation 421.7 feet. Finished grade of building shall be at elevation 419.0 feet or above. Elevations given refer to mean sea level.

MAY-8	CONV	17,500.00				
MAY-8	STAX		A*	45.50		
MAY-8	PRTFEE		A*	.50		
MAY-8	MTGFEE		A*	3.00	*	49.00