This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ANDREW EWING, TRUSTEE

TO

JAMES HOWARD ROBERTS, ET UX,

PAULINE E. ROBERTS

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Howard Roberts, et ux (NAME)	Same (NAME)	Map 161-5
5354 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pat. 64
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 43000

IDENTIF. REFERENCE

JUN 3 12 54 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 39,700.00 Andrew Ewing, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1969.

B Burdette
Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ---------- **DOLLARS**

and other good and valuable considerations, cash in hand paid to the undersigned, Andrew Ewing, Trustee, by James Howard Roberts and wife, Pauline E. Roberts, receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee,

JUN-3 CONV 39,700.00
JUN-3 S'TAX A* 103.22
JUN-3 PR'FEE A* .50
JUN-3 W'DEED A* 4.50 * 108.22

have bargained and sold, and by these presents do transfer and convey unto the said James Howard Roberts and wife, Pauline E. Roberts, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

A tract or parcel of land in the 6th Civil District of Davidson County, Tennessee, described as follows:

Lot No. 1 as shown on the Plan designated as "Revision to Section 1," Huntington Park, of record in Book 4060, page 99, Register's Office for said County, and being a re-subdivision of Lots 1, 2, and 3 as shown on the Plan of Huntington Park, Section One, of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Form No. WD3a

SAID Lot No. 1 fronts 306.9 feet along the easterly margin of Edmondson Pike, measures 308.5 feet along its northeasterly line, 210.9 feet along its southeasterly line and 155.9 feet along its southerly line.

BEING part of the same property conveyed to Andrew Ewing, Trustee, by deed from Hallmark Construction Company, of record in Book 3872, page 744, Register's Office for Davidson County, Tennessee.

Said Lot is conveyed expressly subject to the following:

1. Taxes for the year 1969 are to be assumed by Grantees.

2. Restrictive Covenants of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4060, page 99, said Register's Office, shows an Owner's Certificate, a 75-foot easement in favor of Tennessee Valley Authority along the northeasterly boundary of said Lot No. 1; a 10-foot access easement to reserved Parcel A, along the said northeasterly boundary of said lot; a 10-foot utility and drainage easement along the southeasterly boundary of said lot; a 5-foot drainage easement along the southerly boundary of said lot; a 15-foot sewer easement along the westerly boundary of said lot; and a 30-foot minimum building setback line along Edmondson Pike.

Grantor expressly agrees that neither he, nor his successors or assigns, shall ever, at any time, or in any manner, oppose the subdivision of the above described property into three lots substantially in accord with the Plan of Lots No. 1, 2, and 3, as shown on the plan of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee, and this instrument shall evidence grantor's acquiescence in any such proposed plan of subdivision.

This is { unimproved ( ) / improved (X) } property, known as ---- (House Number) (Street) 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 James Howard Roberts and wife, Pauline E. Roberts, their heirs and assigns, forever.

And I do covenant with the said James Howard Roberts and wife, Pauline E. Roberts, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James Howard Roberts and wife, Pauline E. Roberts, their heirs and assigns against the lawful claims of all persons whomsoever, insofar as I, as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 13th 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.

Andrew Ewing
Trustee

Form No. WD3b

BOOK 4338 PAGE 814

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the 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 13th day of February, 1969

Betty Poage, Notary Public

Commission Expires October 20, 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 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.