WARRANTY DEED

BOOK 4357 PAGE 259

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samir N. Anabtawi, et ux	Same	7DA-42555
(NAME) 4016 Wallace Lane	(NAME)	Map 116-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par 147
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-two Thousand Five Hundred and No/100--

----------($42,500.00)---------- *Dollars,*

cash in hand paid by Samir N. Anabtawi and wife, Beatrice S. Anabtawi, the receipt of which is hereby acknowledged,

We, Robert E. Bays and wife, Cleis A. Bays

have this day bargained and sold, and do hereby transfer and convey unto the said Samir N. Anabtawi and wife, Beatrice S. Anabtawi, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 34 on the Plan of Vailwood Heights, as of record in book 1835, page 32, Register's Office for said County.
Said lot No. 34 fronts 114.3 feet on the easterly side of Wallace Lane and runs back 420.8 feet on the northerly line and 397.8 feet on the southerly line to a dead line, measuring 134.2 feet thereon.
Being the same property conveyed to Robert E. Bays and wife, Cleis H. Bays, by deed from Charles F. Jarvis and wife, of record in book 3929, page 53, said Register's Office.

This conveyance is made subject to easement for a joint driveway and other rights and privileges as set out in agreement between Morris Frank Schwartz, Jr. and wife, and Mary Ruth Weiland, of record in book 3217, page 597; easement for water mains, if any, as set out in an instrument executed by W. G. Wallace to Nashville Water Company, Inc., of record in book 1037, page 572; ten-foot easement for public utilities along rear line of premises, 90-foot building setback line from Wallace Lane, and conditions of owners certificate as shown on plan of record in book 1835, page 32, and to restrictive covenants contained in deed of record in book 1318, page 332, Register's Office for Davidson County, Tennessee.

The said Cleis H. Bays and Cleis A. Bays are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 11th day of August 19 69

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 4016 Wallace Lane, Nashville, Tennessee
(House Number) (Street) 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

Samir N. Anabtawi and wife, Beatrice S. Anabtawi, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Samir N. Anabtawi and wife, Beatrice S. Anabtawi, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* August, 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.*

Robert E. Bays
Cleis A. Bays

This Instrument Was Prepared By
The Law Firm [illegible]
Commerce Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Robert E. Bays and wife, Cleis H. Bays

the within named 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 11th *day of* August, *19* 69

Mary Emery
Notary Public

Commission expires June 6, 1972

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 .....

AUG 13 CONV 42,500.00
AUG 13 S'TAX A* 110.50
AUG 13 REC'FEE A* .50
AUG 13 W'DEED A* 3.00 * 114.00

WARRANTY DEED

FROM
Robert E. Bays, et ux

TO
Samir N. Anabtawi, et ux

A 5 0 6 6 3

IDENTIF. REFERENCE

AUG 13 10 10 AM '69

FELIX Z. ... 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