BOOK 4358 PAGE 317

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas F. Majors (NAME)	Same (NAME)	Map 58-15
1622 - 22nd Ave No (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 27
Nashville Tenn 37308 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($5100.00) Five thousand one hundred and No/100 *DOLLARS*

The receipt of all of which is hereby acknowledged.

We, Clarence Palmer & wife, Delores A. Palmer *have bargained and sold, and by these presents do transfer and convey unto the said* Douglas F. Majors and wife, Mattie E. Majors and 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 Lot No. 18 on the Plan of Royal Crest Subdivision, as of record in Book 3700, page 86, Register's Office for said County, described as follows: BEGINNING on the westerly margin of Drakes Branch Road with the line between Lots Nos. 17 and 18, south 74° 12' 45" west 223.40 feet to the common corners of Lots Nos. 16, 17, 18, and 19; thence with the line between Lots Nos. 18 and 19, south 220.41 feet to the northerly margin of Drakes Court; thence with said Road, north 69° 21' east 195.10 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.39 feet to the westerly margin of Drakes Branch Road; thence with said road north 176.46 feet to the beginning. Being the real property conveyed Clarence Palmer and wife, Delores A. Palmer by deed from Kings Property Company, a partnership, of record in Book 4219, page 844, said Register's Office.

CONVEYANCE of this property is subject to 10-foot public utility and drainage easement along northerly line of premises, anchor easements at northeast, southeast and southwest corners, overhang easement across southerly portion of premises, 40-foot building setback line from Drakes Court, 110-foot building setback line from Drakes Branch Road, and conditions of owners certificate as shown on the Plan of record in Book 3700, page 86, said Register's Office, and an easement and right-of-way for the cut and fill slopes to extend beyond the right-of-way of Drakes Branch Road, and over into premises, as set out in instrument of record in Book 3103, page 52, said Register's Office, and to restrictions of record in Book 4059, page 174, said Register's Office, and to instrument of record in Book 4103, page 125, said Register's Office, stating

(continued on back page of deed)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5100.00

Subscribed and sworn to before me, this the 8 day of Aug 1969

J. Douglas F. Majors
Affiant

My commission expires: 2-1-70 (Affix Seal)

B B Wells
Notary Public

THIS INSTRUMENT WAS PREPARED BY B. B. WELLS, OLD HICKORY, TENNESSEE

(continued from front page of deed)

BOOK 4358 PAGE 318

that Thomas C. Swann, Richard D. Sweeney and Ervin M. Entrekin have withdrawn from the partnership and property to be conveyed by the partnership and Henry Hudson.

AUG 18 CONV *5,100.00
AUG 18 S TAX A* 13.26
AUG 18 PR FEE A* .50
AUG 18 WDEED A* 4.50 * 18.26

A 5 1 1 7 0

IDENTIF. REFERENCE

AUG 18 1 23 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as Parcel No. 13D-26569
(House Number) (Street) 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 Douglas F. Majors and wife, Mattie E. Majors and their *heirs and assigns, forever.*

And we *do covenant with the said* Douglas F. Majors and wife, Mattie E. Majors *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.*

And we, Clarence Palmer and wife, Delores A. Palmer *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Douglas F. Majors and wife, Mattie E. Majors/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7th *day of* Aug., 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.*

Clarence Palmer

Delores A. Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B B Wells, 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 Old Hickory, Tennessee, this 7th day of Aug, 1969

B B Wells, Notary Public.

Commission Expires 2-1-70

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 .....