This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

BOOK 4370 PAGE 298

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John C. Hailey (NAME)	Security Federal Savings & Loan Association	Map. 160
(STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Par. 7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37204 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----Thirty-seven Thousand and no/100 ($37,000.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Lem M. Crosthwait and wife, Katherine F. Crosthwait,

OCT-7 68	CONV	37,000.00		
OCT-7 68	S'TAX		A*	96.20
OCT-7 68	PR'FEE		A*	.50
OCT-7 68	W'DEED		A*	4.50
			*	101.20

IDENTIF. REFERENCE

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 7 10 44 AM '69

156485

have bargained and sold, and by these presents do transfer and convey unto the said John C. Hailey and wife, Peggy T. Hailey, 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 Lots Nos. 4 and 9, the east parts of Lots Nos. 5 and 8, in the westerly parts of Lots Nos. 3, 10, 11 and 12, part of a 15-foot alley and part of Hooper Street (both said street and alley now being closed) and also part of a 30.87 acre tract on the Plan of Roser Heights, of record in Book 332, page 146, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard 45 feet east of the common corner of Lots Nos. 3 and 4, being the southwest corner of the land conveyed to Blanche Wells by deed from S. P. DeVault and wife, of record in Book 1115, page 52, said Register's Office; thence with the westerly line of the Wells property, north 2121.7 feet to a point in the southerly line of the Sudekum Lands; thence with the line of the same north 87-1/2° west 210 feet to the northeast corner of the property conveyed to Pose Long Gilmore, by deed from S. P. DeVault and wife, of record in Book 1077, page 273, said Register's Office; thence with Gilmore's easterly line south 1° west 2121.7 feet to the north margin of Old Hickory Boulevard at Gilmore's southeast corner, being 210 feet east of the southeast corner of the Hill Lands; thence with the margin of said Boulevard, south 87-1/2° east 210 feet to the point of beginning.

Being the same property conveyed to Lem M. Crosthwait and wife, Katherine F. Crosthwait, by deed from Union Development Company, of record in Book 2488, page 581, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 3rd day of October, 19 69

My commission expires: April 30, 1973
(Affix Seal)

John C. Hailey
Affiant

Peggy A. Gilespie
Notary Public

This conveyance of said property is made expressly subject to the payment of taxes for the year 1969, and subject to the lien of a deed of trust to Everett A. Covington, Jr., Trustee, as of record in Book 4299, page 573, to secure an indebtedness to Security Federal Savings & Loan Association in the original sum of $24,000.00, payment of which indebtedness has been assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as Old Hickory Boulevard, (House Number) (Street) Nashville, (P. O. Address:) Tennessee. (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 Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein-above set forth.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hands this* 3rd *day of* October, *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.*

Lem M. Crosthwait

Lem M. Crosthwait

Katherine F. Crosthwait

Katherine F. Crosthwait

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named Lem M. Crosthwait and wife, Katherine F. Crosthwait,

the 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 3rd day of October, 1969.

Henry A. Gillespie
Notary Public.

Commission Expires April 30, 1973

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.....