This instrument prepared by:
Maclin P. Davis, Jr., Atty.
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 4377 PAGE 495

Address New Owner As Follows:

Jean Fleming Pruitt
8 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same

Map 104-13
Par. 249

NOV-5 CONV 68,500.00
NOV-5 S'TAX B* 178.10
NOV-5 PR'FEE WARRANTY DEED B* .50
NOV-5 WDEED B* 4.50 * 183.10

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration paid by Jean Fleming Pruitt, Grantee, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Jean Fleming Pruitt, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 8, on the revised plan of Peach Blossom Square, as of record in book 3842, page 250, Register's Office for said County.

Said lot No. 8 fronts 49.49 feet on the northerly side of Peach Blossom Square and extends back 124.99 feet on the easterly line and 125.16 feet on the westerly line to a dead line measuring 55.04 feet thereon.

Being part of the property conveyed to Fort Realty Company, by deed from Larchwood, Inc., of record in book 4179, page 571, Register's Office for said County.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1969 which are assumed by Grantee.

2. A ten-foot easement for public utilities and drainage, a minimum building setback line from Peach Blossom Square of 30 feet, and conditions of owners certificate, as shown on Plan of record in book 3842, page 250, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in book 4281, page 942, Register's Office

for Davidson County, Tennessee, a copy of which is hereto attached.

4. Supplemental agreement between Shirley Johnson Douglas and J. H. Haley, Jr., dated May 31, 1967, as referred to in deed of record in book 4141, page 595, Register's Office for Davidson County, Tennessee, relative to the removal of certain flowers and shrubs from the grounds, and chandeliers and mirrors from the buildings upon the premises herein conveyed, the provisions of which are acceptable to and binding upon the said Larchwood, Inc.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 5th day of November, 1969.

FORT REALTY COMPANY

By Thomas J. Hall III

Attest:

Secretary-Treasurer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared T. J. Haile, III, and Ruth Mitchell Fort, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary-Treasurer, respectively, of Fort Realty Company, the within named grantor, a corporation, and that they as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said T. J. Haile, III, as such President and attesting the same by the said Ruth Mitchell Fort, as such Secretary-Treasurer.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 5 day of Nov, 1969.

_____
Notary Public

My commission expires: 2-1-1970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,500.

_____
Affiant

Subscribed and sworn to before me this 5 day of Nov, 1969.

_____
Notary Public

My commission expires:

(Affix Seal) MY COMMISSION EXPIRES FEB. 1, 1970

IDENTIF. REFERENCE

NOV 5 2 49 PM '69

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

A 59684