This instrument prepared by Bart C. Durham, III, attorney, 916 Percy Warner Blvd. Nashville, Tenn. 37205

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr&Mrs Bart C.Durham, III	Bart C. Durham, III	129-15-40
(NAME) 916 Percy Warner Blvd.	(NAME) 916 Percy Warner Blvd.	BOOK 4383 PAGE 171
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37205 Tenn.	(STREET ADDRESS) Nashville 37205 Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and xx/100 dollars and other good and valuable consideration paid to John P. Grimes, Realtor, for whom I am trustee *Dollars,* the receipt of which is hereby acknowledged, and including the assumption by the grantees of the balance due on a note which is secured by a deed of trust of record in Book 4173, page 241, Register's office for Davidson County, Tennessee, I, William F. Howard, Trustee for John P. Grimes, Realtor,

have this day bargained and sold, and do hereby transfer and convey unto the said Bart C. Durham, III, and wife, Nancy V. Durham, as tenants by the entirety, their simple *(successors), heirs and assigns,* in fee *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 99 on the Plan of Warner Park Valley Subdivision, Sec. I, of record in Book 3600, page 14, Register's office for said county. Said Lot No. 99 fronts 100 feet on the easterly side of Percy Warner Drive (Blvd.) and runs back between parallel lines 150 feet to the westerly margin of the L & N Railroad Right of Way.

Being the same property conveyed to Terry J. Johnson and wife, Frances R. Johnson, by deed of record in Book 4287, page 912, and being also the same property conveyed to Frances R. Johnson by deed from Terry J. Johnson of record in Book 4352, page 280, Register's office of Davidson County, Tennessee. Being also the same property conveyed to William F. Howard, Trustee, by deed of record in Book 4383, page 169, Register's office of Davidson County, Tennessee, and recorded just prior to this conveyance.

This conveyance is subject to all matters shown on the plan of record in Book 3600, page 14; to restrictive covenants of record in Book 3466, page 89 and amended by instrument of record in Book 3577, page 511, and Book 3702, page 465, and made applicable to the premises by instrument of record in Book 3534, page 128, and taxes for 1969 which have been prorated and assumed by the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $26,500

Subscribed and sworn to before me, this the 13th day of November 19 69

Affiant Bart C Durham III

My commission expires: 1-27-73 (Affix Seal)

Notary Public Cecil P. Grimes

~~unimproved~~ (-) ~~-~~

This is improved (X) property, known as 916 Percy Warner Blvd. (House Number) (Street) Nashville, Tenn. 37205 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 Bart C. Durham, III, and wife, Nancy V. Durham, in fee simple as tenants by the entirety.

I convey as trustee only and do not warrant the title, but I believe the title to be good. *(successors),*

~~heirs and assigns forever. covenant that lawfully seized and possessed of said real estate in fee simple have a good right to convey it, and that the same is unencumbered~~

~~further covenant and bind~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said successors, heirs and assigns against the lawful claims of all persons.*

Witness my *hand this* 13th *day of* November, 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.*

William F. Howard Trustee

WILLIAM F. HOWARD, TRUSTEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and State,* William F. Howard, Trustee for John P. Grimes, Realtor,

the within named 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* November, *19* 69

Nancy C. Walker *Notary Public*

Commission expires 7/20/71

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 .....

NOV28 69	CONV	26,500.00				
NOV28 69	S'TAX		A*	68.90		
NOV28 69	PR'FEE		A*	.50		
NOV28 69	W'DEED		A*	3.00	*	72.40

WARRANTY DEED

FROM
WILLIAM F. HOWARD, Trustee

TO
BART C. DURHAM, III, et. ux.,
NANCY V. DURHAM

A 62054

IDENTIF. REFERENCE

Nov 28 4 14 PM '69

FELIX Z. WILSON II 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