his Instrument Was Prepared By
. R. Grimes, Jr.
. W. Cor. 3rd & Union
ashville, Tennessee

WARRANTY DEED

BOOK 4394 PAGE 194

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Bruce Reese, et ux (NAME)	Glenn Justice Mortgage Co. (NAME)	3D-61550
3126 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1400 Main Street (STREET ADDRESS)	Map 96-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Dallas, Texas 75202 (CITY) (ZONE) (STATE)	Pcl. 28

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Five Hundred Thirty-one and 97/100----------($16,531.97)----------*Dollars,*

of which $4,500.00 has been paid in cash by Joe Bruce Reese and wife, Bernice Ann Reese, the receipt of which is hereby acknowledged, and for the remainder the said Joe Bruce Reese and wife, Bernice Ann Reese, have assumed and agree to pay the unpaid balance of $12,031.97 cf an indebtedness in the original amount of $12,900.00, secured by deed of trust of record in book 3933, page 377, and assigned to The Bowery Savings Bank, by an instrument of record in book 3956, page 693, Register's Office for Davidson County, Tennessee.

We, Mack Edwin Williams and wife, Romayne Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Bruce Reese and wife,

Bernice Ann Reese, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 15 on the Plan of Hickory Bend, Section 3, as of record in book 3600, page 42, Register's Office for said County.
Said lot No. 15 fronts 80 feet on the northwesterly margin of Boulder Park Drive and runs back between parallel lines 200 feet to a dead line in the rear.
Being the same property conveyed to Mack Edwin Williams and wife, Romayne Williams, by deed from James T. McLean and wife, of record in book 3933, page 376, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along the rear line of said lot, a 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot, an overhang easement across the front line of said lot, 30-foot minimum building setback line from Boulder Park Drive, building to be constructed with its first floor elevation including basement not less than 440.5 feet, and conditions of owners certificate as shown on plan of record in book 3600, page 42, and to restrictive covenants contained in an instrument of record in book 3642, page 478, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,531.97

Subscribed and sworn to before me, this the 23rd day of January, 1970

Affiant

My Commission expires: 2/1/72 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 3126 Boulder Park Drive, 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

Joe Bruce Reese and wife, Bernice Ann Reese, 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,* except for taxes for 1970 which are prorated and assumed by grantees in escrow account.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe Bruce Reese and wife, Bernice Ann Reese,

their

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

Witness our *hand* s *this* 23rd *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mack Edwin Williams

Romayne Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Mack Edwin Williams and wife, Romayne Williams

*the within named bargainor*S, *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* 23rd *day of* January, *19*70

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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 .....

T.V. #20643S

WARRANTY DEED

FROM

Mack Edwin Williams, et ux

TO

Joe Bruce Reese, et ux

A 67072

IDENTIF. REFERENCE

JAN 28 2 14 PM '70

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

JAN28 70	CONV	16,531.97				
JAN28 70	S'TAX		A*	42.90		
JAN28 70	PR'FEE		A*	.50		
JAN28 70	W'DEED		A*	3.00	*	46.40

Consideration — $16,531.97
Rec. — 46.40