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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1970

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

James Patrick Nichol, Ingraham & Coleman — NAME

THIS INSTRUMENT WAS PREPARED BY Suite 1720 Parkway Towers, Nashville, Tennessee 37219 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter J. Bentley, Jr. et ux (NAME)	(NAME)	Map 145-110
5928 Robert E. Lee Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 37
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John C. Jenkins, Jr. and wife, Jean M. Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter J. Bentley, Jr. and wife, Carolyn W. Bentley

HEREINAFTER CALLED THE GRANTEES, 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. 145, Tyne Valley Estates, Section 9, of record in Book 3700, page 66, Register's Office for Davidson County.

Said Lot No. 145 fronts 192 feet along the northerly margin of Robert E. Lee Drive and extends back 284.9 feet on the westerly line and 285 feet on the easterly line to a 192 foot line at the rear.

Being the same property conveyed to John C. Jenkins, Jr. and wife, Jean M. Jenkins, by deed from Haury and Smith Contractors, Inc., of record in Book 4138, page 730, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to Restrictive Covenants of record in Book 4106, page 632, Register's Office for Davidson County, Tennessee, and the Plan of Reocrd in Book 3700, page 66, said Register's Office, shows an Owner's Certificate, a minimum building setback line to be established by the City of Forrest Hills, a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located on the southeasterly and southwesterly corners of said lot. The grantees further agree to assume a first mortgage on the premises held by the Pilot Insurance Company as of record in Book 4138, page 734, Register's Office for Davidson County, Tennessee.

This is improved { X } unimproved { } property, known as 5928 (House Number) Robert E. Lee Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 26th day of February, 19 70

John C. Jenkins

Jean M. Jenkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Barbara M. Kemp, a Notary Public in and for said County and State, the within named John C. Jenkins, Jr. and wife, Jean M. Jenkins

the 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 26th day of February 1970.

Commission expires Oct. 24, 1972

Barbara M. Kemp
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John C. Jenkins, Jr. et ux

TO
Walter I. Bentley, Jr. and wife,
Carolyn W. Bentley

A 69636

IDENTIF. REFERENCE

FEB 26 2 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Ingraham & Coleman
James Patrick Nichol
1720 Parkway Towers
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB26'70	CONV	51,000.00			
FEB26'70	S'TAX		A*	132.60	
FEB26'70	PR'FEE		A*	.50	
FEB26'70	W'DEED		A*	3.00	* 136.10