WARRANTY DEED

BOOK 4400 PAGE 252

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Kirkpatrick Davis et ux (NAME)	William Kirkpatrick Davis et ux (NAME)	ux
1009 McGavock Pike Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 295

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JOHN B. DUMAS, JR., and wife, ROSLIN DUMAS,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM KIRKPATRICK DAVIS and wife, LOIS DAVIS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 5, as shown on the Plan of Williams and Hayes Co.'s Belle View Subdivision, Resubdivision of lot No. 9 and the northerly 111 feet of Lot 10, of record in book 3842, page 195, said Register's Office.
Said lot No. 5 fronts 50.0 feet on the easterly side of Rosedale Avenue and runs back between parallel lines 200.0 feet to a line in the rear on which it measures 50.0 feet.
Being the same property conveyed to John B. Dumas, Jr., and wife, Roslin Dumas, by deed from Andrew Ewing, Trustee, of record in book 4287, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to owner's certificate, 10-foot and 20-foot easement for sanitary sewer and drainage, and 30-foot building setback line, as shown on plan of record in book 3842, page 195, Register's Office for Davidson County, Tennessee;and easement for sanitary and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Charles B. Glover and wife, of record in book 3984, page 529, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,350.00

Subscribed and sworn to before me, this the 7th day of February, 1970

Affiant John Burke Dumas Jr

My commission expires 5-23-73 (Affix Seal)

Notary Public Annie George

This is improved (X) unimproved ( ) property, known as ..... (House Number) Rosedale Avenue (Street) Nashville (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 WILLIAM KIRKPATRICK DAVIS and wife, LOIS DAVIS, 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 by owner's certificate, building set-back line and easements, as hereinabove set forth, and Deed of Trust of record in book 4287, page 443, R.O.D.C. Tenn., and taxes for the year 1970, subject to which this conveyance is executed. We* ourselves, our *further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said* William Kirkpatrick Davis and wife, Lois Davis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* February, 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.*

John B. Dumas Jr.
John B. Dumas, Jr.

Roslin Dumas
Roslin Dumas

This instrument prepared by
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie George, *a Notary Public in and for said County and State,* John B. Dumas, Jr., and wife, Roslin Dumas,

*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* 27th *day of* February, *19*70.

Annie George *Notary Public*

Commission expires 5-23-73

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 .....

WARRANTY DEED

FROM
John B. Dumas, Jr., et ux

TO
William Kirkpatrick Davis et ux

FEB27 70 CONV 12,350.00
FEB27 70 S'TAX A* 31.98
FEB27 70 PR'FEE A* .50
FEB27 70 W'DEED A* 3.00 * 35.48

A 69702

IDENTIF. REFERENCE

FEB 27 10 43 AM '70

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE