WARRANTY DEED

BOOK 4439 PAGE 569

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Dokecki et ux	Paul R. Dokecki et ux	Map 129-G
(NAME) 204 Clearbrook Drive	(NAME) 204 Clearbrook Drive	Par. 46
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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,

AUG 18 CONV 42,000.00
AUG 18 S'TAX A* 109.20
AUG 18 PR'FEE A* .50
AUG 18 W'DEED A* 4.50 * 114.20

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

I, Dorothy Ghertner Berlin Sprintz, *have bargained and sold, and by these presents do transfer and convey unto the said* Paul R. Dokecki and wife, Katherine L. Dokecki, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 120 on the Plan of West Meade Park, Section One, as of record in book 2900, pages 103 and 104, Register's Office for said County, described as follows:

Beginning at an iron pin in the northerly margin of Clearbrook Court at the common corner of Lots Nos. 119 and 120 of said Subdivision; thence with the line between said two lots northwesterly 534 feet to an iron pin; thence North 63° East 201 feet to an iron pin set in concrete at the common corner of lots Nos. 120 and 123 of said Subdivision; thence with the line between said lots Nos. 120 and 123 and continuing with the line between lots Nos. 120 and 122 of said Subdivision southeasterly 421.5 feet to the common corner of lots Nos. 120, 121 and 122 of said Subdivision; thence with the line between said lots Nos. 120 and 121 southerly 229 feet to an iron pin in the northerly margin of Clearbrook Court; thence with the northerly margin of Clearbrook Court around a curve to the left westerly 89.9 feet to the beginning.

Being the same property conveyed to Joel W. Berlin and wife, Dorothy Ghertner Berlin, by deed from George Gianikes and wife, of record in book 3279, page 107, Register's Office for said County, and the said Joel W. Berlin conveyed his interest in the subject property to Dorothy Ghertner Berlin, now Sprintz, by deed of record in book 4255, page 892, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $42000.00

Subscribed and sworn to before me, this the 18th day of August 19 70

L. K. Jones
Affiant

My commission expires: June 6, 1973
(Affix Seal)

Mary Ekse
Notary Public

MARY EKSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This conveyance is made subject to restrictive covenants of record in book 3102, page 381, Register's Office for Davidson County, Tennessee; owner's certificate, 10-foot easement for public utility purposes along the rear and northeasterly lines of premises, 150-foot building setback line (80-foot building setback line if a pump is used for sewage disposal) from Clearbrook Court, as shown on plan of record in book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee.

A 87318

IDENTIF. REFERENCE

AUG 18 4 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as Clearbrook Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul R. Dokecki and wife, Katherine L. Dokecki, their *heirs and assigns, forever.*

And I *do covenant with the said* Paul R. Dokecki and wife, Katherine L. Dokecki, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except by restrictive covenants, owner's certificate, setback line and easements, as shown on plan of record and as hereinabove set forth, and taxes for the year 1970, which have been prorated and assumed by the Grantee.

And I, Dorothy Ghertner Berlin Sprintz,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul R. Dokecki and wife, Katherine L. Dokecki, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 17th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s Dorothy Ghertner Berlin Sprintz
Dorothy Ghertner Berlin Sprintz

STATE OF FLORIDA AT LARGE
NOTARY PUBLIC
BETTY JO SPEAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

....., the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, Betty Jo Spear *, a Notary Public in and for said County and State, the within named* Dorothy Ghertner Berlin Sprintz, *.....*

....., the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Orlando, Florida *, this* 14th *day of* August *, 19* 70.

Betty Jo Spear *, Notary Public.*

Notary Public, State of Florida at Large
My Commission Expires Oct. 31, 1973
Bonded By American Fire & Casualty Co.

Commission Expires.....

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.....