FROM: ANDREW EWING, TRUSTEE

TO: CHARLES RICHARD BOBO, JR., and wife, DARLA JEAN BOBO

This Instrument Prepared by:
BAILEY, EWING, DAVIS & COOPER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as follows: Charles Richard Bobo, Jr., et ux
453 Westcrest Drive
Nashville Tenn 37211

Send Tax Bills to: Same

Map-Parcel Numbers Map. 161-2 Par. 100 PW

BOOK 4454 PAGE 484

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 1970.

Notary Public

My comm. expires: _____

WARRANTY DEED

For and in consideration of the sum of One Thousand, Two Hundred and 00/100 ($1,200.00) Dollars cash in hand paid by Charles Richard Bobo, Jr. and wife, Darla Jean Bobo, to Andrew Ewing, Trustee, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Charles Richard Bobo, Jr. and wife, Darla Jean Bobo, their heirs and assigns, a certain tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Reserved Parcel "A", as shown on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for said County, said Reserved Parcel "A" being further described as follows:

Beginning at a concrete monument set at the easterly, or rear-most corner of Lot No. 38, as shown on said Plan of McMurray Hills; from said beginning point, thence North 54° 52' West, with the Northerly or Northeasterly boundary of said Lot No. 38, 60.3 feet to a concrete monument in the easterly or southeasterly corner of Lot No. 37 as shown on said Plan; thence in a generally Northerly and Northwesterly direction with the rear lines of Lots Nos. 37, 36, 35, 34, and 33, 424.4 feet to a concrete monument at the northwesterly corner of said Lot No. 33; thence, with the rear line of Lot No. 32 as shown on said Plan 17.5 feet to the Southeasterly corner of Lot No. 23 as shown on said Plan; thence with the Easterly or Southeasterly corner of said Lot No. 23, 151.3 feet to the Northeasterly corner of said Lot No. 23; thence South 41° 29' East 26.1 feet to a concrete monument in the common boundary between said McMurray Hills and Davidson Property; thence with said common boundary South 0° 43' West 538.5 feet to the point of beginning.

Being part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Peerless Properties, Inc., of record in Book 3852, page 653, Register's Office for Davidson County, Tennessee.

Said property is conveyed expressly subject to the following:

1. Taxes for the year 1970, which are to be prorated and payment thereof assumed by Grantees.

2. Restrictive Covenants of record in Book 3882, page 846, Register's Office for Davidson County, Tennessee.

3. Said Plan of record in Book 3700, page 5, shows: (a) an Owner's Certificate; (b) an easement for public utilities 10 feet in width along that portion of the property adjoining the rear lines of Lots Nos. 32 through 38, inclusive.

This is unimproved property, and is not a legal building site.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Richard Bobo, Jr. and wife, Darla Jean Bobo, their heirs and assigns, forever.

And I do covenant with the said Charles Richard Bobo, Jr. and wife, Darla Jean Bobo, 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 as set out above.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Charles Richard Bobo, Jr. and wife, Darla Jean Bobo, their heirs and assigns, against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 6th day of October, 1970.

Andrew Ewing
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, 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 6th day of October, 1970.

Betty Poage
Notary Public

My comm. expires: 10-20-71

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
OCT 26 4 16 PH '70

OCT 23	CONV	*1,200.00				
OCT 23	S'TAX		A*	3.12		
OCT 23	PR'FEE		A*	.50		
OCT 23	W'DEED		A*	3.00	*	6.62