BOOK 1463 PAGE 965

This instrument prepared by:
Dan H. Jordan
427 Stahlman Bldg
Nashville, Tenn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Virginia Gee (NAME)	Mary Virginia Gee (NAME)	Map 117-05
3514 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	3514 Woodmont Blvd. (STREET ADDRESS)	Parcel 109
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	07Da 10500

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

paid in cash, receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption and agreement to pay, by Mary Virginia Gee, the balance of a note secured by Deed of Trust, of record in Book 4225, page 351, payable as therein specified,

DEC-20	CONV	50,000.00			
DEC-20 S'TAX			A*	130.00	
DEC-20 PR'FEE			A*	.50	
DEC-20	W'DEED		A*	4.50	* 135.00

We, Ernest B. Myers and wife June M. Myers

have bargained and sold, and by these presents do transfer and convey unto the said Mary Virginia Gee, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by W. B. Southgate, Surveyor, July, 1929, and revised July 27, 1932, being the easterly 45 feet of lots Nos. 12 and 17 and the westerly 65 feet of lots Nos. 13 and 16, on the subdivision of the Fourth and First National Bank's 7.34 acre tract, not of record, described as follows:

Beginning at a point on the northerly margin of Woodmont Boulevard, 306 feet east of the intersection of the northerly margin of said Woodmont Boulevard and the center line of Bowling Avenue, formerly Golf Club Lane, said point being the southwest corner of the property conveyed to W. L. Bainbridge, Jr., and wife, by deed from Life and Casualty Insurance Company, of record in Book 1113, page 315, Registers Office for said County; thence with the northerly margin of said Woodmont Boulevard, north 85° west 110 feet to a point 170.7 feet east of the northeast corner of said Woodmont Boulevard and Bowling Avenue; thence northwardly 306.75 feet to a point in the southerly margin of a 40-foot unnamed road; thence with the southerly margin of said road, south 89° 03' east 110 feet to the northwest corner of said Bainbridge property; thence with the western boundary line of said Bainbridge property southwardly 310.8 feet, more or less, to the beginning.
Being the same property conveyed to Ernest B. Myers and wife, June M. Myers, by deed from Clifton J. Allen and wife, Hattie Bell Allen, of record in Book 4033, page 117, and re-recorded in Book 4039, page 891 RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of _____ 1970

My commission expires 1-1-72

(Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenant of record in Book 1113, page 248, Registers Office for Davidson County, Tennessee, and an easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4083, page 911, Registers Office for Davidson County, Tennessee

1980 42

IDENTIF. REFERENCE

Dec 2 1 40 PM '70

FEE REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 3514 Woodmont Blvd., 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 Mary Virginia Gee, her *heirs and assigns, forever.*

And we *do covenant with the said* Mary Virginia Gee *that* we Are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated above.

And We, Ernest B. Myers and wife June M. Myers *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Virginia Gee her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 1 *day of* December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest B. Myers

June M Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dan H. Jordan, *a Notary Public in and for said County and State, the within named* Ernest B. Myers and wife June M. Myers

the bargainor....., 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* 1 *day of* December, *19* 70.

Dan H. Jordan, *Notary Public.*

Commission Expires Feb 1, 1972

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., *Notary Public.*

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.....