WARRANTY DEED

BOOK 4467 PAGE 49

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertram H. Chalfant	6004 Hickory Valley Road	Map 103-13
(NAME)	(NAME)	
Royal Oaks Apartments	Nashville, Tennessee	Par. 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of.....

-----Fifty-two Thousand and no/100 ($52,000.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Horace G. Hill, Jr. and Third National Bank in Nashville, Co-Trustees, have

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Bertram H. Chalfant, his.....

.....*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. 60 on the plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 60 fronts 175.01 feet on the northerly side of Hickory Valley Road, formerly Hillwood Drive, and runs back between lines 300 feet to a dead line, measuring 219 feet thereon.

Being the same property conveyed to Horace G. Hill, Jr. and Nashville Bank and Trust Company of Nashville, Tennessee, as Co-Trustees, by deed from J. M. Medlin, et al, of record in Book 2634, page 297, Register's Office for said County, Third National Bank in Nashville having thereafter become successor Co-Trustee by reason of merger of said Nashville Bank and Trust Company into Third National Bank in Nashville.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1970 which have been prorated.

2. Ten foot utility easement along rear of premises, 100 foot building set back line, and conditions of owners certificate, as shown on plan of record in Book 2133, page 55, said Register's Office.

3. Restrictive covenants contained in deed of record in Book 2272, page 261, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,000.00

Subscribed and sworn to before me, this the 15TH day of December, 19 70

Affiant

My commission expires: 7-31-74

(Affix Seal)

Notary Public

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 6004 Hickory Valley Road, 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 Grantee, his *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they 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 hereinabove set forth.

And Grantors *do further covenant and bind* themselves, their successors, heirs *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 14TH *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.*

Horace G. Hill, Jr.

Horace G. Hill, Jr., Trustee

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

By: Helen H. Smith Jr. Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. D. THOMPSON, a Notary Public in and for said County and State, the within named Horace G. Hill, Jr., Trustee,

the bargainor, 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 14th day of December, 1970.

H. D. Thompson, Notary Public.

Commission Expires January 30th, 1974.

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, [illegible], a Notary Public of the State and County aforesaid, personally appeared Arden M. Smith Jr., with whom I am personally acquainted, and who, upon oath, acknowledged self to be Trust Officer of the Third National Bank in Nashville, Trustee, the within named bargainor, a corporation, National Banking Institution, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 15 day of December, 19 70

Am Brown Stell
Notary Public

Commission Expires 5-5-71

WARRANTY DEED

FROM

HORACE G. HILL, JR., AND THIRD NATIONAL BANK IN NASHVILLE, CO-TRUSTEES

TO

BERTRAM H. CHALFANT

DEC 16 70 CONV
DEC 16 70 STAX 52.000.00
DEC 16 70 RFEE A* 135.20
A* .50
A* 6.00
WDEED * 141.70

A 9 9 4 2 6

IDENTIF. REFERENCE

Dec 16 2 20 PM '70

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4467 PAGE 52

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Please return to:

GEO. L. [illegible] CO., INC.
204 Stahlman Building
Nashville, Tennessee 37201