This instrument prepared by Harlan Dodson, law firm of Hooker, Keeble, Dodson and Harris, 900 Nashville Bankand Trust Building, Nashville, Tennessee

BOOK 4480 PAGE 951

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard B. Hayes (NAME)	(Same) (NAME)	Map. 133-2
800 Glen Leven Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 62
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

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

and other good and valuable considerations paid by Howard Brown Hayes, hereinafter called grantee, and the assumption by grantee of the unpaid balance of a note payable to First American National Bank of Nashville secured by a deed of trust of record in Book 4102, Page 113, R.O.D.C., Tenn., I, Mrs. L. J. Davis, a widow

FEB 19[illegible]	CONV	46,000.00			
FEB 19[illegible]	S'TAX		A*	119.60	
FEB 19[illegible]	PR'FEE		A*	.50	
FEB 19[illegible]	W'DEED		A*	4.50	* 124.60

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

A lot or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being a southerly portion of Lot No. 5 on the revised plat of part of Thompson's Glen Leven Subdivision made October, 1934, by W. B. Southgate, Surveyor, of record in Plat Book 3, page 20, Chancery Court of Davidson County, Tennessee, and also a portion of the abandoned right-of-way of the Nashville-Franklin railway, a certificate of abandonment being of record in Book 1718, page 598, Register's Office for said County, described as follows:

Beginning at an iron stake in the westerly line of Lot No. 5, which is a common corner with Lots Nos. 12 and 13 on said revised plat; thence southwardly with the line between Lots Nos. 5 and 13, 309 feet to a spike in a 12-inch hackberry; thence westerly 363.8 feet along the southerly line of Lot No. 5 as extended to a point in the easterly margin of the abandoned right-of-way of the Nashville-Franklin railway; thence with said easterly margin of said right-of-way, northwardly 309 feet to a point; thence leaving said margin, westwardly 363.8 feet to the point of beginning.

Being part of the same property conveyed to Mrs. L. J. Davis by deed from D. D. Robertson, Receiver of the Bank of Tennessee, of record in Book 962, page 157, Register's Office for said County, and by certificate of abandonment of record in Book 1718, page 598, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 46,000

Affiant

Subscribed and sworn to before me, this the 17 day of February 19 76

Notary Public

My commission expires: 5-13-76

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Together with a 60 foot easement for driveway purposes only constituting the easterly 60 feet of Lot No. 13 and along the dividing line between Lots 13 and 5 to constitute an outlet for tenants of houses on the westerly edge of Lot 5 to the northerly edge of Lot 14, where it connects with a like or similar easement to Glen Leven Drive; which said easement shall be for ingress and egress to residences along the westerly boundary of said Lot 5 and for no other purpose. Said property is conveyed subject to an easement for telephone lines, etc., of record in Book 382, page 531, R.O.D.C., Tenn.

This is unimproved (X) improved ( ) property, known as 4011 Franklin Road (House Number) (Street) Nashville, Tennessee 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 I *do covenant with the said* grantee *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 for 1971 taxes which are assumed by grantee and as aforesaid.

And I, Mrs. L. J. Davis, *do further covenant and bind* myself, my *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 hand this 17th *day of* February, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mrs. L. J. Davis, a widow

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 Nashville, Tennessee, this day of February, 19 71.

Notary Public.

Commission Expires 5-12-74

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 .

B 0526 4

IDENTIFICATION
Fee $ 2.00 PM '71
REGISTER
DAVIDSON COUNTY, TENN.