WARRANTY DEED

BOOK 4543 PAGE 667

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lindsey Page, Jr., et ux (NAME)	Same (NAME)	Map 59-10
3021 KINGS LANE (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 102
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (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, including the assumption of the balance of an indebtedness secured by Deed of Trust executed by John G. Claybrooks and wife, Gwendolyn B. Claybrooks, to J. G. Palmer, Trustee, of record in book 476, page 249, Register's Office for Davidson County, Tennessee, said principal balance being $12,739.36,

We, JOHN G. CLAYBROOKS and wife, GWENDOLYN B. CLAYBROOKS, *have this day bargained and sold, and do hereby transfer and convey unto the said* LINDSEY PAGE, JR., and wife, EDNA S. PAGE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 11 on the Plan of Haynes Estate, Section 1, as of record in book 3700, page 127, Register's Office for said County.

Said lot No. 11 fronts 74.5 feet on the southerly side of Kings Lane and runs back between lines, 301.62 feet on the easterly side and 301.86 feet on the westerly side to a line in the rear on which it measures 74.5 feet thereon.

Being the same property conveyed to John G. Claybrooks and wife, Gwendolyn B. Claybrooks, by deed from W. L. Bainbridge Company, of record in book 4176, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 442, page 406, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Kings Lane and a 10-foot easement for public utility and drainage purposes at the rear of said lot, as shown on plan of record in book 3700, page 127, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 8th day of October 19 71

John G. Claybrooks
Affiant

My commission expires My Commission Expires August 9, 1975 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said LINDSEY PAGE, JR., and wife, EDNA S. PAGE, their *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by Deed of Trust as hereinabove set forth, restrictive covenants, owner's certificate, setback line and easement, as herein-above set forth, and taxes for the year 1971, subject to which this conveyance is executed. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lindsey Page, Jr., and wife, Edna S. Page, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* October, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John G. Claybrooks
John G. Claybrooks

Gwendolyn B. Claybrooks
Gwendolyn B. Claybrooks

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4543 PAGE 668

Personally appeared before me, George V. Crawford, Jr. *, a Notary Public in and for said County and State,* John G. Claybrooks and wife, Gwendolyn B. Claybrooks, *the within named bargainor*s*, 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* 5'th *day of* October, *19* 71

Gene V. Calvin
Notary Public

Commission expires My Commission Expires August 9, 1975

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 .....

WARRANTY DEED

FROM
John G. Claybrooks et ux

TO
Lindsey Page, Jr., et ux

B 33690

IDENTIF. REFERENCE

OCT 8 12 55 PM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-8??	CONV	16,000.00				
OCT-8??	S'TAX		A*	41.60		
OCT-8??	PR'FEE		A*	.50		
OCT-8??	W'DEED		A*	4.00	*	46.10

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail To: George Crawford, Atty
900 American Trust Bldg
Nashville, Tenn.