This instrument was prepared by J. J. Lutin, 802-51st Avenue North, Nashville, Tenn.

Map parcel #130-15-018
WARRANTY DEED

BOOK 4608 PAGE 687

J ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple title and fee in Marjorie Gowens Teas, to her sole and separate estate free from the marital claims of her present or any future husband she may have.

We, William H. Teas, II, and wife, Marjorie Gowens Teas

have bargained and sold, and by these presents do hereby transfer and convey unto her D. H. McGowan, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Harpeth Valley Estates, Section I as of record in Book 1835, Page 86, Register's Office for said County, and conveyed to grantors by deed of record in Book 3183, Page 271, of the said Register's Office.

JUN-9 MISC A* 4.00 * 4.00

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said D. H. McGowan, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, William H. Teas, II, and wife, Marjorie Gowens Teas do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said her D. H. McGowan, Trustee, ~~his~~ successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said D. H. McGowan, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Marjorie Gowens Teas, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Marjorie Gowens Teas, her heirs and assigns, forever.

And I do covenant with the said Marjorie Gowens Teas, that I D. H. McGowan, Trustee am lawfully seized and possessed of said land and have a good right to convey it.

And I, D. H. McGowan, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Marjorie Gowens Teas to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of December, 19 65.

William H. Teas, 2nd.

Marjorie Gowens Teas

D. H. McGowan

Trustee.

BOOK 4608 PAGE 688

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. J. Lutin, a Notary Public in and for said County and State, the within named, William H. Teas, II & Marjorie Gowens Teas, the Bargainors, 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 13th day of December, 1965

J. J. Lutin
Notary Public.

My commission expires: 7/19/67

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. J. Lutin, a Notary Public in and for said County and State, the within named D. H. McGowan, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 1965

J. J. Lutin
Notary Public.

My commission expires: 7/19/67

Deed

From: WILLIAM H. TEAS, II, ET UX
to: D. H. McGOWAN Trustee.

AND

From: D. H. McGOWAN Trustee.
to: MARJORIE GOWENS TEAS

B 62690

IDENTIF. REFERENCE

JUN 9 9 52 AM '65

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by
Attorneys Title Company
NASHVILLE, TENNESSEE