THIS INSTRUMENT WAS PREPARED BY: JOSEPHINE P. MELTON, NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4637 PAGE 323

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE E. NIEDERHAUSER (NAME)	SAME (NAME)	
3913 WAYLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-A
NASHVILLE, TENNESSEE 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	107 Pal

For and in Consideration of the sum of ($10.00)

TEN AND NO/100----------*DOLLARS*

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged.

B 7 5836

T IDENTIF. REFERENCE

SEP 13 3 16 PM '72

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

SEP 13 72	CONV	26,000.00				
SEP 13 72	S'TAX		A*	67.60		
SEP 13 72	PR'FEE		A*	.50		
SEP 13 72	W'DEED		A*	6.00	*	74.10

I, Josephine P. Melton

have bargained and sold, and by these presents do transfer and convey unto the said William B. McKinney and wife, Louise D. McKinney and George E. Niederhauser and wife, Bettylyn M. Niederhauser, their *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. 36 and parts of Lots Nos. 35 and 52 on the Map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, and described according to a survey dated September 6, 1960, made by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning in the westerly margin of Crescent Road at an iron stake located at the common easterly corner of Lots Nos. 35 and 36 in said subdivision, and running thence, across Lot No. 35, south 82 deg. 52' west (corrected from north 82 deg. 52' east, as recited in the deed to Ira T. Adams, of record in Book 3132, page 5, said Register's Office) 89.8 feet to an iron stake in the line between Lots Nos. 35 and 52; said iron stake being 40 feet to the northwest of the common rear corner of said two lots; thence, crossing Lot No. 52, south 45 deg. 55' west 78.5 feet to an iron stake in the line between Lots Nos. 51 and 52; thence, with said line, south 49 deg. 51' east 38 feet to an old iron stake at the common rear corner of Lots Nos. 36, 37, 51 and 52; thence, continuing in the same direction, south 49 deg. 51' east, along the southwesterly line of Lot No. 36, a distance of 38 feet to an iron stake at the southwesterly corner of Lot No. 36; thence eastwardly, along the southerly line of Lot No. 36 a distance of 117.6 feet to an old iron stake in the westerly margin of Crescent Road; thence, with the same, northwardly 115 feet to the beginning.
Being the same property conveyed to Mrs. Josephine P. Melton by deed from Ira T. Adams, as of record in Book 3645, page 199, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26000.00

Subscribed and sworn to before me, this the 1st day of April, 1972

Affiant

My commission expires: April 29, 1975 (Affix Seal)

Notary Public

This conveyance is made subject to an easement for telephone lines granted Southern Bell Telephone and Telegraph Company, of record in Book 924, page 430, Register's Office for Davidson County, Tennessee (affecting Lot 36 and 52) and made subject to restrictive covenants as of record in Book 846, page 680, (affects Lots 36 and 52) and in Book 846, page 673 (affects Lot 35) Register's Office for Davidson County, Tennessee, and is subject to a five foot easement for public utilities reserved along the rear of the lot (affects Lot No. 35.)

unimproved ( )
This is improved ( ) property, known as 705 (House Number) Crescent Road (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 William B. McKinney and wife, Louise D. McKinney and George E. Niederhauser and wife, Bettylyn M. Niederhauser, their *heirs and assigns, forever.*

And I *do covenant with the said* *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 the 1972 taxes which have been prorated and assumed by the grantees herein.

And I, Josephine P. Melton, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William B. McKinney and wife, Louise D. McKinney and George E. Niederhauser and wife, Bettylyn M. Niederhauser, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* August, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Josephine P. Melton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State, the within named*

Josephine P. Melton

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* 1st *day of* August, *19* 72.

Hugh J. Bradley, *Notary Public.*

Commission Expires April 29, 1975

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.....