This instrument was prepared by
JOHN W. KELLEY, Attorney
Third National Bank Bldg.
Nashville, Tennessee

BOOK 4714 PAGE 906

APPROVED T. L. L. K...

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAT DAVIS (NAME)	PROVIDENT TRUST COMPANY (NAME)	
260 A. Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	329 Union Street (STREET ADDRESS)	107-6
Nashville Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37219 (CITY) (ZONE) (STATE)	12 pd

For and in Consideration of the sum of TEN & NO/100ths ($10.00) - *DOLLARS*

cash in hand paid by PAT DAVIS, and other good and valuable considerations, the receipt of which is acknowledged,

Herbert H. Peppers and wife, Dorothy Sue Peppers; Hershel W. Peppers and wife, Betty Jean Peppers and Aldwin E. Richardson and wife, Mary Sue Richardson

have bargained and sold, and by these presents do transfer and convey unto the said PAT DAVIS, 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 Lots Nos. 235, 236, 237 and 238 on the PLAN OF BEL-AIR SUBDIVISION, SECTION II, of record in Book 2900, pages 29-32, both inclusive, Register's Office for said/ County described together as follows:

Beginning at a point in the east margin of Dabbs Avenue in the south line of this subdivision at a concrete monument in the north line of the Hagan Property, being the southwest corner of Lot No. 235; thence with the margin of Dabbs Avenue northerly around a slight curve, 290.3 feet to a point, a corner of Lots No. 238 and 239; thence with the line between said lots, easterly 155 feet to a point in the proposed westerly right-of-way line of the McGavock Pike; thence with the proposed westerly line of the same, southerly 271.3 feet to a concrete monument in the westerly margin of said proposed McGavock Pike; thence with the margin of the same, easterly 20 feet to a concrete monument; thence southerly 23 feet ... concrete monument at the southeast corner of Lot No. 235; thence with the south line of the same, and the north line of the Hagan property, westerly 205 feet to the point of beginning.

Being the same property conveyed to Herbert H. Peppers, Hershel W. Peppers and Aldwin E. Richardson by Deed from Building Corporation of America, of record in Book 4572, page 861, Register's Office for Davidson County, Tennessee.

The above described property is conveyed to Pat Davis subject to the restrictive covenants contained in instrument of record in Book 2959, page 215; as amended in Book 2964, page 1; as amended in Book 3096, page 485, and as further amended in Book 3674, page 414, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 215,000.00

Subscribed and sworn to before me, this the 6th day of June 1973

Affiant

My commission expires: 8-25-73 (Affix Seal)

Notary Public

The Plan of record in Book 2900, pages 29-32 said Register's Office, shows a 40 foot minimum building setback line from Dabbs Avenue, and a 10-foot easement for public utility purposes along the south line of Lot 235; and a 2 1/2x20 foot utility anchor easement located on the southwest corner of Lot No. 238 and the northwest corner of Lot No. 237.

unimproved ( )
This is improved ( ) property, known as #2000 - #2004 Dabbs Avenue (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 PAT DAVIS, his *heirs and assigns, forever.*

And we *do covenant with the said* PAT DAVIS *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except taxes assessed against within described property for the year 1973, which are to be pro-rated as of June 1, 1973.

Herbert H. Peppers and wife, Dorothy Sue Peppers; Hershel W. Peppers and wife Betty Jean Peppers, and Aldwin E. Richardson and wife, Mary Sue Richardson

And I *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* PAT DAVIS, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 6th *day of* June, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herbert H. Peppers
Dorothy Sue Peppers
Hershel W. Peppers
Betty Jean Peppers
Aldwin E. Richardson
Mary Sue Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Milton E. McKinley, *a Notary Public in and for said County and State, the within named* Herbert H. Peppers and wife, Dorothy Sue Peppers and Hershel W. Peppers and wife, Betty Jean Peppers and Aldwin E. Richardson and wife, Mary Sue Richardson *the 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* 6th *day of* June, 19 73.

Milton E. McKinley *Notary Public.*

Commission Expires 8-25-73

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 .....

WARRANTY DEED

FROM

Herbert H. Peppers, Et Ux, Hershel W. Peppers, Et Ux and Aldwin E. Richardson Et Ux

TO

PAT DAVIS

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PROVIDENT TRUST COMPANY

IDENTIF. REFERENCE

JUN 6 1 45 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-6-73 CONV 99,000.00
JUN-6-73 CONV 99,000.00
JUN-6-73 CONV 17,000.00
JUN-6-73 STAX A# 559.00
JUN-6-73 PREE A# .50
JUN-6-73 DEED A# 8.00 * 567.50

C O 9 9 1 5

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