BOOK 4787 PAGE 396

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hal E. Wilson, Jr., et ux (NAME)	Same (NAME)	14A-3
367 Gaddes Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	79
Nashville, Tennessee 37221 (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,

FOX BUILDERS, INC., a Tennessee corporation, has *bargained and sold, and by these presents* does *transfer and convey unto the said* HAL E. WILSON, JR. and wife, MARTHA F. WILSON, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 317 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 317 fronts 119.0 feet on the easterly side of Bridle Drive and runs back between lines 215.8 feet on the northerly line and 214.0 feet on the southerly line to a dead line in the rear on which it measures 85.0 feet.

Being part of the same property conveyed to Fox Builders, Inc., by deed from James E. Patterson and wife, of record in Book 4650, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot building setback line from Bridle Drive, and a 10-foot public utility and drainage easement along the rear line, as shown on plan of record in Book 4460, page 108, said Register's Office.

This instrument prepared by:
Schulman, McCarley, Hollins and Estes
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,612.50

Affiant

Subscribed and sworn to before me, this the 4th day of February, 1978.

Notary Public

My commission expires: 9-19-1977
(Affix Seal)

C 4 1 5 4 6

BOOK 4787 PAGE 397

IDENTIF. REFERENCE

FEB 11 2 58 PM '74

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

FEB 11 ☐	CONV	*6,612.50				
FEB 11 ☐	S TAX		A*	17.16		
FEB 11 ☐	PR FEE		A*	.50		
FEB 11 ☐	W DEED		A*	6.00	*	23.66

This is unimproved (X) improved ( ) property, known as Bridle Drive, Bellevue, Tennessee
(House Number) (Street) 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 HAL E. WILSON, JR. and wife, MARTHA F. WILSON, their *heirs and assigns, forever.*

And it does ~~xxx~~ *covenant with the said* Hal E. Wilson, Jr. and wife, Martha F. Wilson, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

And Fox Builders, Inc.
does ~~xx~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Hal E. Wilson, Jr. and wife, Martha F. Wilson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *day of* February, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX BUILDERS, INC.

By: [signature]
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mr. John L. Dean, Jr., a Notary Public in and for said County and State, the within named Cecil F. Fox

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 1974.

Mr. John L. Dean, Jr., Notary Public.

Commission Expires May 1, 1974.

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, Jeanie Seaton, a Notary Public of the State and County aforesaid, personally appeared Cecil F. Fox, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Fox Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of February, 1974.

Jeanie Seaton
Notary Public

Commission Expires 1-29-77