BOOK 4849 PAGE 388

"THIS INSTRUMENT PREPARED BY ROBERT P. AMBROSE, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLESTOWN COMPANY, LTD., a Partnership	Same	
(NAME:) c/o Raymond L. Davis, Jr.	(NAME:)	144-10
2217 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1, 2
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE CITY BANK AND TRUST CO.,

SEP-4 CONV 42,500.00
SEP-4 S'TAX A* 110.50
SEP-4 PR'FEE A* .50
SEP-11 W'DEED A* 6.00 * 117.00

has does
~~have~~ *bargained and sold, and by these presents do transfer and convey unto*

the said CHARLESTOWN COMPANY, LTD., a Partnership composed of Walter R. Benneyworth & Raymond L. Davis, Jr., its successors ~~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. 40 and 41 on the Plan of Chickering Estates, Section 1, as of record in Book 2663, pages 86 and 87, Register's Office for said County.

SAID Lot No. 40 fronts 295.6 feet on the west side of Chickering Lane and runs back 740.7 feet on the northerly line ~~and 716 feet~~ on the southerly line to a dead line in the rear, which is a broken line, on which it measures 95 feet.

SAID Lot No. 41 fronts 288.4 feet on the westerly side of Chickering Lane and extends back 820.0 feet on the northerly line and 740.7 feet on the southerly line to a dead line measuring 191.8 feet thereon.

BEING the same property conveyed to Nashville City Bank And Trust Co., by deed from John B. Hardcastle, Trustee, of record in Book 4814, page 354, 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 $ 42,500.00

Subscribed and sworn to before me, this the 4 day of Sept 1974

My commission expires: 10-28-74 (Affix Seal)

Affiant

Notary Public

PAIGE TILLMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This conveyance is subject to the following:

1. Restrictive Covenants of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.

2. A 10-foot easement for public utility purposes along the rear of Lot No. 41, and along the rear and northerly line of Lot No. 40, and a 3.0 x 20 foot utility anchor easement located near the southeasterly front corner of said Lot 41, all as shown on the plan of record in Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.

3. All questions of boundary lines pursuant to an accurate survey of the premises.

C 69849

IDENTIF. T REFERENCE

SEP 4 3 18 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as ..... (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 Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Grantee *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 specified herein.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 4th *day of* September, *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.*

NASHVILLE CITY BANK AND TRUST CO.

By J. Richard Chambers
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Robert Paige Thomas, *a Notary Public of the State and County aforesaid, personally appeared* J. Richard Chambers, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Nashville City Bank And Trust Co., *the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice President

Witness my hand and seal, at office in Nashville, Tennessee
this 4 *day of* September, *19* 74

Robert Paige Thomas
Notary Public

ROBERT PAIGE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 10-28-74