WARRANTY DEED

BOOK 5159 PAGE 915

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Germain Boer	Same	Map 103-14
(NAME)	(NAME)	
4519 Price Circle Road		Par. 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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,

We, ANN S. SCOTT, formerly Ann S. Alexander, and husband, DAN SCOTT, *have bargained and sold, and by these presents do transfer and convey unto the said* GERMAIN BOER, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 3 on the Resubdivision of Lots 3 and 4 on the Plan of Hillwood Estates, Section One, of record in Book 4885, page 94, Register's Office for said County.

Said Lot No. 3 fronts 130.08 feet on the southeasterly side of Price Circle Road; and runs back on its southwesterly line, South 44° 49' East, a distance of 612.22 feet; and runs back on its broken northeasterly line, South 45° 56' 25" East a distance of 460.79 feet to a point; thence South 3° 17' West, 60.97 feet to a point; thence South 86° 43' East 70.0 feet to a point; to a line in the rear measuring 172.3 feet thereon.

Being part of the same property conveyed to Ann S. Scott, formerly Ann S. Alexander, by deed from C. Wayne Alexander, Jr., of record in Book 4707, page 693, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
SCHULMAN, PRICE & LEROY
P. O. BOX 2707
NASHVILLE, TENN. 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,250.00

Affiant

Subscribed and sworn to before me, this the 13th day of June, 19 77

Notary Public

My commission expires: 2/8/78
(Affix Seal)

DAVIDSON COUNTY, TENN.

This conveyance is made subject to restrictive covenants of record in Book 2036, page 252, Register's Office for Davidson County, Tennessee; owner's certificate, a 100-foot minimum building setback line from Price Circle Road, a 10-foot easement for public utility and drainage purposes along the southwesterly line of said lot and a 25-foot easement for public utility and drainage purposes along the rear line of said lot, as shown on plan of record in Book 4885, page 94, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 4519 (House Number) Price Circle Road, Nashville, Tennessee (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 GERMAIN BOER, his *heirs and assigns, forever.*

And we *do covenant with the said* Germain Boer *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 as hereinabove set forth and taxes for the year 1977, subject to which this conveyance is executed.

And we, Ann S. Scott, formerly Ann S. Alexander, and husband, Dan Scott, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Germain Boer, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 13th *day of* June, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann S. Scott

Ann S. Scott

Dan Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Maxine C. Crocker, a Notary Public in and for said County and State, the within named Ann S. Scott, formerly Ann S. Alexander, and husband, Dan Scott,

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 June, 19 77.

Maxine C Crocker, Notary Public.

Commission Expires December 3, 1979

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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.....

BOOK 5159 PAGE 918

WARRANTY DEED

FROM

Ann S. Scott et vir

TO

Germain Boer

E 09271

IDENTIF. REFERENCE

JUN 15 3 22 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN 15 77	CONV	67,250.00		
JUN 15 77	S'TAX		B* 174.72	
JUN 15 77	PR'FEE		B* .50	
JUN 15 77	W'DEED		B* 8.00	* 183.22

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

320 83