BOOK 5205 PAGE 440

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert D. O'Steen and wife, Patricia C. O'Steen	same	103-13-23
(NAME)	(NAME)	
407 Hillwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 consideration, the receipt of which is hereby acknowledged.

We, Robert A. Adair and wife, Mary Dorris Adair

have this day bargained and sold, and do hereby transfer and convey unto the said Robert D. O'Steen and wife, Patricia C. O'Steen, their

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hillwood Estates, Section 3, as of record in Book 1835, page 135, Register's Office for said County.

SAID Lot No. 19 fronts 250 feet on the southerly side of Hillwood Drive and extends back 393 feet on the easterly line and 363 feet on the westerly line to a dead line, measuring 175.5 feet thereon.

BEING the same property conveyed to Robert A. Adair and wife, Mary Dorris Adair, by deed from John P. Gifford and wife, Florence E. Gifford, of record in Book 2483, page 189, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(2) Restrictive Covenants dated August 25, 1954, filed December 13, 1954, of record in Book 2335, page 417, Register's Office for Davidson County, Tennessee.

(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 84,500.00

Affiant

Subscribed and sworn to before me, this the 4th day of October 19 77

Notary Public

My commission expires ~~My Commission Expires August 15, 1978~~ (Affix Seal)

JOHN P. GIFFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 407 Hillwood Drive, Nashville, Tennessee, (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert D. O'Steen and wife, Patricia C. O'Steen, their

~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert D. O'Steen and wife, Patricia C. O'Steen, their

~~successors,~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* October, 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.*

Robert A. Adair

Robert A. Adair

Mary Dorris Adair

Mary Dorris Adair

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, *a Notary Public in and for said County and State,* Robert A. Adair and wife, Mary Dorris Adair

*the within named 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 4th *day of* October, *19*77

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE AT LARGE

Ge V. Crawford
Notary Public

Commission expires
My Commission Expires August 15, 1979

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 .....

(cont.)

(3) The Plan of record in Book 1835, page 135, said Register's Office, shows an Owner's Certificate, a 140 foot minimum building setback line from Hillwood Drive, and a 10 foot easement for public utility and drainage purposes along the southerly line of said lot.

OCT-4	CONV	84,500.00		
OCT-4	S'TAX		B* 219.70	
OCT-4	PR'FEE		B* .50	
OCT-4	W'DEED		B* 4.00	* 224.20

WARRANTY DEED

FROM
Robert A. Adair and wife,
Mary Dorris Adair

TO
Robert D. O'Steen and wife,
Patricia C. O'Steen

E 29465

IDENTIF. REFERENCE

OCT 4 2 51 PM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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