4500S MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of SEVEN THOUSAND ONE HUNDRED NINETY-FIVE & 50/100 DOLLARS,

($7,195.50) PAID TO EDWIN WARNER BY J. W. WARNER, JR., AND WIFE, KATE BADGER WARNER, AS FOLLOWS: ONE THOUSAND SEVEN HUNDRED NINETY-EIGHT & 50/100 ($1,798.50) DOLLARS CASH PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID J. W. WARNER, JR. AND WIFE, KATE BADGER WARNER, HAVE EXECUTED THEIR NOTE FOR FIVE THOUSAND THREE HUNDRED NINETY-SEVEN & NO/100 ($5,397.00) DOLLARS, OF EVEN DATE HEREWITH, DUE IN TWO (2) YEARS BEARING INTEREST AT 5% PER ANNUM, PAYABLE SEMI-ANNUALLY AND A LIEN IS HEREBY RETAINED ON THE LAND HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTE AND INTEREST,

WE, EDWIN WARNER AND WIFE, SUSAN R. WARNER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. W. WARNER, JR. AND WIFE, KATE BADGER WARNER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

A TRACT OF LAND IN THE 7TH, FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF BLOCKS "H" AND "I", ON THE MAP OF BELLE MEADE SUB-DIVISION NO. 2, AS OF RECORD IN BOOK 421, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, MAY 22, 1940, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF BELLE MEADE PIKE, AT A POINT OPPOSITE THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO CORNELIA FOLK STEVENS BY DEED FROM EDWIN WARNER AND WIFE, OF RECORD IN BOOK 1082, PAGE 182, SAID REGISTER'S OFFICE; THENCE WITH THE CENTER OF SAID PIKE NORTH 6° 15' EAST 311.7 FEET TO ANOTHER SPIKE; THENCE NORTH 89° 15' EAST 1867 FEET TO A STAKE; THENCE SOUTH 3¼° WEST 433.5 FEET TO A STAKE AT THE NORTHEAST CORNER OF SAID STEVENS PROPERTY; THENCE WITH SAID STEVENS NORTHERLY LINE, NORTH 86° 30' WEST 1878 FEET TO THE BEGINNING, CONTAINING 15.99 ACRES, MORE OR LESS.

BEING PART OF THE PROPERTY CONVEYED TO EDWIN WARNER BY DEED FROM THE GUARANTY TITLE TRUST COMPANY, OF RECORD IN BOOK 980, PAGE 482, SAID REGISTER'S OFFICE, AND SPECIAL REFERENCE IS HEREBY MADE TO THE RESTRICTIVE COVENANTS CONTAINED THEREIN.

TAXES FOR THE YEAR 1940 HAVE BEEN ADJUSTED AND PRORATED AND ARE HEREBY ASSUMED AND WILL BE PAID WHEN DUE BY THE GRANTEE.

I declare that I am ... recorded, and ... the same is ... COUNTY REGISTER

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J. W. WARNER, JR. AND WIFE, KATE BADGER WARNER, THEIR ....., heirs and assigns, forever, and WE do covenant with the said J. W. WARNER, JR. AND WIFE, KATE BADGER WARNER, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

EXCEPT AS STATED HEREIN.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. W. WARNER, JR. AND WIFE, KATE BADGER WARNER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of JUNE, 1940

EDWIN WARNER

SUSAN R. WARNER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO. F. CALDWELL a Notary Public in and for said County and State, the within-named EDWIN WARNER AND WIFE, SUSAN R. WARNER,

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

And SUSAN R. WARNER, wife of the said EDWIN WARNER, having appeared before me privately and apart from HER husband, the said SUSAN R. WARNER acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of JUNE, 1940.

Commission Expires 7/21/42 ~~day of ——, 19——~~ (Seal.) JNO. F. CALDWELL
Notary Public.

U.S.R.S. $7.50.
RECEIVED JUNE 6, 1940, AT 10:45 A.M.