MINOR DEFENDANT, THE SUM OF $35.00: TO THE GUARANTY TITLE COMPANY, FOR GUARANTY POLICY NO. 72324, THE SUM OF $34.00: THE SUM OF $10.00 EACH TO THEO W. ECKHARDT AND BISCOE GRIFFITH, REAL ESTATE AGENTS, FOR THEIR APPRAISALS OF THE SAID PROPERTY: TO THE DEFENDANT, J. M. WARREN, THE LAWFUL OWNER AND HOLDER OF THE ENCUMBRANCE, SECURED BY DEED OF TRUST RECORDED IN BOOK NO. 1259, PAGE 331, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, THE SUM OF $164.23 INCLUDING PRINCIPAL, INTEREST AND A TAX ITEM OF $15.60 UPON THE MARGINAL RELEASE OF SAID DEBT IN SAID REGISTER'S OFFICE.

IT IS FURTHER ORDERED, ABJUDGED AND DECREED BY THE COURT, THAT AFTER ASCERTAINING OR OR THE PAYMENT OF THE ABOVE AND FOREGOING EXPENSES IN THIS CAUSE, THAT THE CLERK AND MASTER REPORT THE VALUE OF THE LIFE ESTATE OF THE COMPLAINANT MRS. MOLLIE WALTON, IN THE RESIDUE OF THE PROCEEDS FROM THE SALE OF SAID PROPERTY, AND UNTIL THE INCOMING OF THE SAME ALL OTHER MATTERS, PARTICULARLY THE MATTER OF DISTRIBUTION, BE AND IS HEREBY RESERVED FOR FUTURE ORDERS.

APPROVED FOR ENTRY: W. RUFUS PARDUE,
SOLICITOR FOR COMPLAINANTS,
F. E. BOWERS, GDN. AD LITEM.
LOUIS FERGUSON,
SOLICITOR FOR PURCHASER,
R. R. MOORE.

STATE OF TENNESSEE
DAVIDSON COUNTY.

I, J. C. DALE, JR., CLERK AND MASTER, OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE AND PERFECT COPY OF THE DECREE ENTERED THE 20TH DAY OF JULY, 1945, IN MINUTE BOOK 156, PAGE 476, IN THE CAUSE WHEREIN MRS. MOLLIE WALTON ET AL., ARE COMPLAINANTS, AND GEORGE REID WALTON ET AL., ARE DEFENDANTS, AS THE SAME APPEARS OF RECORD AND NOW ON FILE IN MY OFFICE.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF SAID COURT AT MY OFFICE IN THE COURTHOUSE AT NASHVILLE, TENNESSEE, THIS THE 31ST DAY OF JULY, 1945, AND 169TH YEAR OF AMERICAN INDEPENDENCE.

(SEAL) J. C. DALE, JR.
CLERK AND MASTER.
BY JAS. E. COVINGTON
D.C. & M.

U.S.R.S. 55¢
RECEIVED AUGUST 1, 1945 AT 1:38 P.M.
S. . . . . .
NUMBER 31603 RECORDED AUGUST 1, 1945
THIRD NATL BK. TR.
TO
C. F. BAUMAN ET UX

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 22 day of Oct., 1947.
Attest: J. P. Wilson DEPUTY REGISTER
Thomas C. Cooper Asst. Cashier Third Nat'l. Bank

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY FIVE HUNDRED AND NO/100 DOLLARS ($2,500.00) PAID AND TO BE PAID BY C. F. BAUMAN AND WIFE, CLARA H. BAUMAN, TO THE THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF G. A. PURYEAR, SR., AS FOLLOWS: FIVE HUNDRED DOLLARS ($500.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AND FOR THE BALANCE OF TWO THOUSAND DOLLARS ($2,000.00) THE SAID C. F. BAUMAN AND WIFE, HAVE EXECUTED THEIR FOUR PROMISSORY NOTES OF EVEN DATE HEREWITH, IN THE SUM OF FIVE HUNDRED DOLLARS ($500.00) EACH, PAYABLE ON OR BEFORE SIX, TWELVE, EIGHTEEN AND TWENTY-FOUR MONTHS RESPECTIVELY AFTER THIS DATE, WITH INTEREST AT THE RATE OF FOUR PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY, AND A LIEN IS HEREBY EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES, - THE THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF G. A. PURYEAR, SR., BY VIRTUE OF THE POWER AND AUTHORITY VESTED IN THE TRUSTEE UNDER SAID WILL WHICH IS RECORDED IN WILL BOOK 53, PAGE 48, IN THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID C. F. BAUMAN, AND WIFE, CLARA H. BAUMAN, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE SEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 OF BLOCK B ON THE PLAN OF WOODMONT ESTATES, AS OF RECORD IN BOOK 974, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 220.3 FEET ON THE WESTERLY SIDE OF VALLEY BROOK ROAD AND RUNS BACK 185 FEET ON THE NORTHERLY LINE AND 206.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 225 FEET THEREON.

BEING PART OF THE PROPERTY DEVISED TO THIRD NATIONAL BANK IN NASHVILLE, AS TRUSTEE UNDER THE WILL OF G. A. PURYEAR, SR., DECEASED, OF RECORD IN WILL BOOK 53, PAGE 48, COUNTY COURT FOR SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS, CONDITIONS AND RESTRICTIVE COVENANTS WHICH HAVE BEEN PLACED UPON THE ABOVE DESCRIBED LAND AND ADJOINING PROPERTY BY THE DECLARATION OF RESTRICTIONS RECORDED IN BOOK 1049, PAGE 25 OF THE REGISTR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SAID RESTRICTIONS, CONDITIONS AND RESTRICTIVE COVENANTS SHALL RUN WITH THE ABOVE DESCRIBED LAND AND SHALL BE BINDING UPON ALL OWNERS THEREOF AS SET FORTH, IN SAID INSTRUMENT OF RESTRICTIONS.

AN EASEMENT OVER A STRIP OF LAND FIVE FEET WIDE RUNNING ALONG THE REAR OR NORTHWESTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY IS RESERVED FOR TELEPHONE AND LIGHT WIRES AND PIPE LINES AS SET OUT IN THE DECLARATION OF RESTRICTIONS HEREINBELOW REFERRED TO.

THE GRANTOR HEREBY CONVEYS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, THE RIGHT TO MAKE ONE ONE-INCH WATER TAP CONNECTION WITH THE WATER MAIN IN THE ROADWAY IN FRONT OF THE ABOVE DESCRIBED PROPERTY.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, TO THE SAID C. F. BAUMAN AND WIFE, CLARA H. BAUMAN, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH THE SAID C. F. BAUMAN AND WIFE, CLARA H. BAUMEN, 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.

AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID C. F. BAUMAN, AND WIFE, CLARA H. BAUMAN, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

AND, G. A. PURYEAR, JR. AND WILLIAM PURYEAR, IN ACCORDANCE WITH THE PROVISIONS OF THE WILL OF G. A. PURYEAR, AS RECORDED IN BOOK 53, PAGE 48, IN THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE, HAVE INDICATED THEIR APPROVAL IN WRITING WHICH WRITTEN APPROVAL IS ON FILE WITH THE THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE.