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WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid, and other valuable considerations, receipt of which are hereby acknowledged,

We, William H. Quarles and wife, Mary Watson Quarles,

have bargained and sold, and by these presents do transfer and convey unto the said John Fenner Cummins and wife, Marjorie Devereux Cummins

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 2 of Block 4 on the Map of Woodmont Estates, of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Woodmont Avenue, or Boulevard, the common corner of Lots Nos. 1 and 2; thence with the line between said lots southerly 297.3 feet to a point in the northerly margin of Valley Brook Road; thence with the margin of the same southwesterly 199 feet to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said lots northerly 182.3 feet to a point, the common corner of Lots 2, 3 and 23; thence with the line between Lots Nos. 2 and 23 northerly 230 feet to the southerly margin of Woodmont Boulevard, or Avenue; thence with the margin of the same easterly 205 feet to the point of beginning.

Being the same property conveyed to William H. Quarles and wife, Mary Watson Quarles, by deed from W. R. Harrison and wife, of record in Book 1320, page 64, said Register's Office.

Subject to a reservation for an easement for a small creek along the south of the premises as shown on the plan of record in Book 974, page 29, to a 60-foot set-back line from Valley Brook Road and a 50-foot set-back line from Woodmont Avenue, as shown on said plan, to a reservation for an easement five feet wide along the rear of sides of the premises as shown on said plan, set aside for poles, wires and conduits to be used for lighting, telephone and other public utility purposes, and for sewers and pipe lines of various kinds, etc. as set out in the restrictions affecting the premises, and subject to restrictions of record in Book 662, page 807, Book 1049, page 28, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Fenner Cummins and wife, Marjorie Devereux Cummins, their heirs and assigns, forever.

And we do covenant with the said John Fenner Cummins and wife, Marjorie Devereux Cummins 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 taxes for 1947 which have been prorated and are hereby assumed by the purchaser.

And we, William H. Quarles and wife, Mary Watson Quarles, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Fenner Cummins and wife, Marjorie Devereux Cummins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of September, 1947.

William H. Quarles

Mary Watson Quarles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named William H Quarles, and Mary Watson Quarles, the bargainor, 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 17th day of September, 1947.

Commission expires October 12, 1950

Jessie B Overton
Notary Public

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