WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Twelve Thousand Eight Hundred Ninety-five and no/100 - - - - - - - - - - ($12,895.00) - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by James O. Ewing and wife, Beulah B. Ewing, receipt of which is hereby acknowledged, we, Wm. H. Bailey and wife, Alliene G. Bailey

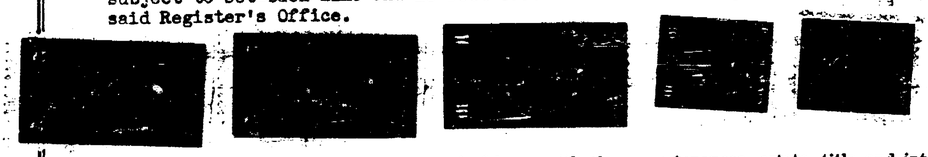
have bargained and sold, and by these presents do transfer and convey unto the said James O. Ewing and wife, Beulah B. Ewing their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 38 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.

Said Lot No. 38 fronts 110 feet on the westerly side of Belmont Park Place and runs back between lines, 246.9 feet on the northerly line and 248.3 feet on the southerly line, to a dead line, measuring 111 feet thereon.

Being the same property conveyed to Jim M. Fitts and wife, Sammye Phillips Fitts, by deed from F. M. Farris and wife et al, of record in Book 1312, page 53, said Register's Office, and the same property conveyed by the said Jim M. Fitts and wife to Wm. H. Bailey and wife, Alliene G. Bailey, by deed of record in Book 1514, page 267, said Register's Office.

Subject to Restrictions in Book 767, page 272, in Book 784, page 237, and in Book 1488, page 131, and owner's certificate on the plan in Book 1424, page 2; and subject to set-back line and 10-foot easement shown on the plan in book 1424, page 2, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Ewing and wife, Beulah B. Ewing their heirs and assigns, forever.

And we do covenant with the said James O. Ewing and wife, Beulah B. Ewing 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 for 1948 taxes which have been prorated and assumed by the grantees herein.

And we, Wm. H. Bailey and wife, Alliene C. Bailey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Ewing and wife, Beulah B. Ewing their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1 day of July, 1948.

Wm. H. Bailey

Alliene G. Bailey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Osta Underwood, a Notary Public in and for said County and State, the within named Wm. H. Bailey and wife, Alliene C. Bailey

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 1 day of July, 1948.

Commission expires 7/6/50

Osta Underwood
Notary Public