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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- DOLLARS

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

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, LAURENCE A. GROSSMAN AND WIFE, DOROTHY R. GROSSMAN

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES L. BURNETTE, SINGLE

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE MAP OF PART THREE OF THE WALLACE SUBDIVISION OF RECORD IN BOOK 1130, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 20 BEGINS AT THE POINT IN THE WESTERLY MARGIN OF VAILWOOD DRIVE AT THE INTERSECTION OF LOTS 20 AND 21; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 203.8 FEET TO A POINT; THENCE NORTHERLY 112.1 FEET TO A POINT, AND CONTINUING NORTHERLY 17.9 FEET TO A POINT IN THE SOUTHERLY MARGIN OF AN UNNAMED 50-FOOT STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAME, EASTERLY 189.1 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, IN A SOUTHEASTERLY DIRECTION 23.2 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF VAILWOOD DRIVE; THENCE WITH THE WESTERLY MARGIN OF THE SAME, SOUTHERLY 82.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAURENCE A. GROSSMAN AND WIFE, DOROTHY R. GROSSMAN, BY MODEL HOMES, INC., BY DEED OF RECORD IN BOOK 1490, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENT, RESTRICTIONS OF RECORD AFFECTING SAID PROPERTY, INCLUDING 60-FOOT BUILDING SETBACK LINE AND 17.9 FOOT SET BACK ON NORTH SIDE AND 10-FOOT EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 1130, PAGE 82, AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 1361, PAGE 355, 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 L. BURNETTE, SINGLE

HIS heirs and assigns, forever.

And WE do covenant with the said JAMES L. BURNETTE, SINGLE

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.

And WE, LAURENCE A. GROSSMAN AND WIFE, DOROTHY R. GROSSMAN

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 L. BURNETTE, SINGLE

HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 14 day of SEPTEMBER, 19 50.

Laurence A. Grossman

Dorothy R. Grossman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Praigle Jr., a Notary Public in and for said County and State, the within named LAURENCE A. GROSSMAN AND WIFE, DOROTHY R. GROSSMAN

the 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 14 day of SEPTEMBER, 19 50.

Commission expires Jan 3, 1954

James R. Praigle Jr.
Notary Public

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