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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 11,900.00

- - - - - - -ELEVEN THOUSAND NINE HUNDRED AND NO/100 - - - - - - - - - - DOLLARS

of which $600.00 has been paid in cash by William M. Fitzgerald and wife, Lillian A. Fitzgerald, the receipt of which is hereby acknowledged and for the remainder, the grantees herein assume and agree to pay the remaining unpaid balances of two notes, dated October 3, 1950, payable to Commerce Union Bank, the first note being in the original amount of $9,100.00, with interest at 4½% per annum, both principal and interest payable in monthly installments as set out therein, secured by a deed of trust of record in Book 1897, page 625, Register's Office for Davidson County, Tennessee, and the second note being in the original amount of $2,300.00 and future advances, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1897, page 629, said Register's Office, both of said notes being executed by the grantors herein,

we, J. Conway Farley and wife, Jane K. Farley

have bargained and sold, and by these presents do transfer and convey unto the said William M. Fitzgerald and wife, Lillian A. Fitzgerald, 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. 153 on the Map of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for said County, and described as follows:
Beginning at a concrete monument in the easterly margin of Ridgecrest Drive opposite a turn into Berrywood Road; thence with the margin of Ridgecrest Drive, northerly 108 feet to a point; thence south 88° 30' east 158 feet to a point; thence south 8° 19' west 143.1 feet to the margin of Berrywood Road; thence with the margin of the same, westerly 77.1 feet to a concrete monument and continuing with the margin of the same, westerly 40 feet to a concrete monument at the beginning of a curve; thence around said curve, northerly 39.3 feet to the beginning.
Being the same property conveyed to J. Conway Farley and wife, Jane K. Farley, by deed from Steven O. Martin and wife, of record in Book 1906, page 413, 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 William M. Fitzgerald and wife, Lillian A. Fitzgerald, their heirs and assigns, forever.

And we do covenant with the said William M. Fitzgerald and wife, Lillian A. Fitzgerald 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 as hereinabove set out.

And we, J. Conway Farley and wife, Jane K. Farley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William M. Fitzgerald and wife, Lillian A. Fitzgerald, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of February, 1951

J. Conway Farley

Jane K. Farley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas L. Carr, a Notary Public in and for said County and State, the within named J. Conway Farley and wife, Jane K. Farley

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 6th day of February, 1951

Thomas L. Carr
Notary Public

My Commission Expires OCT. 4, 1954

Commission Expires

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