For and in consideration of the sum of $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we A. M. Ashbaugh and wife, Laura W. Ashbaugh

have bargained and sold, and by these presents do transfer and convey unto the said Nicholas L. Carter and wife, Theresa S. Carter, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 4 on the Plat of the subdivision of the J. C. Jenkins Home Tract, as of record in Book 547, page 20, Register's Office for said County, described as follows:
Beginning in the center of Lea Avenue at the corner of Lots Nos. 3 and 4; thence with the center of said Lea Avenue eastwardly 135 feet to the center of a branch, said point being the southwest corner of the property conveyed to J. L. Rosborough and wife, by deed from T. B. Murray andwife, of record in Book 1040, page 437, said Register's Office; thence with the meanders of said branch and with the westerly line of Rosborough's property to the southerly line of Lot 6; thence with the southerly line of lots Nos. 6, 5 and 2, westwardly 340 feet, more or less, to the corner of Lots 3 and 4; thence with the line between said lots southwardly 335 feet to the beginning.
Being the same property conveyed to A. M. Ashbaugh, by deed from T. B. Murray, of record in Book 1585, page 317, Register's .

This conveyance is made with the restriction that this property cannot be divided and only one residence can be erected on property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nicholas L. Carter and Theresa S. Carter Their **heirs and assigns, forever.**

And we **do covenant with the said** Nicholas L. Carter and Theresa S. Carter **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 1951 taxes which have been prorated.

And we, A. M. Ashbaugh and wife, Laura W. Ashbaugh **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Nicholas L. Carter and Theresa S. Carter Their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** February, **19** 51

A. M. Ashbaugh

Laura W. Ashbaugh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances J. Sherry, **a Notary Public in and for said County and State, the within named** A. M. Ashbaugh and Laura W. Ashbaugh

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 office, this** 10th **day of** February, **19** 51

Commission expires Oct. 11, 1953

Frances J. Sherry
Notary Public

26660

WARRANTY DEED

FROM A. M. Ashbaugh et ux

TO Nicholas L. Carter et ux

please put in Douglas Park

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
of 11:30 A.M. FEB 9 1951
at 74 Book
Noted in Record
Recorded in Book
Recording Fee $1.50
JAMES H. WILSON, Register
By Deputy

.15