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WARRANTY DEED

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 W. R. Carter andwife, Eva F. Carter

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Matthew B. Pilcher and wife, Kathryn S. Pilcher, their as tenants by the entirety **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** being in the 7th Civil District, being parts of Lots Nos. 206 and 207 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and a part of 8th Street, now closed, and described accordin to a proposed Re- ubdivision of a part of said Royal Oaks Subdivision, as shown on a plan made by Z. J. Wilkinson, dated October 2, 1946 as follows: Beginning at a point in the easterly margin of Lynwood Boulevard, 35 feet north of the northwesterly corner of part of Lot No. 207, conveyed to Early M. McCann and wife, by deed of record in Book 1181, page 184, said Register's Office; thence easterly parallel to McCann's north line, 301 feet more or less; thence in a northerly direction 111 feet more or less to the south margin of Iroquois Place, as now located; thence along the south margin of Iroquois Place, westerly 280 feet more or less to the intersection of Lynwood Boulevard; thence along the easterly margin of Lynwood Boulevard, southerly 127 feet 11 inches to the point of beginning.

Being the same property conveyed to W. R. Carter and wife, Eva F. Carter, by deed from Ernest R. Buchi and wife, Ruthelia L. Buchi, of record in Book 1846, page 575, Register's Office for Davidson County, Tennessee.

Subject to restrictions in Book 1427, page 172; and pumping charge of $1.00 per month as set out in certain agreements for water rights, of record in Book 613, page 404 and in Book 924, page 24, Register's Office for Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Matthew B. Pilcher and Kathryn S. Pilcher their **heirs and assigns, forever.**

And we **do covenant with the said** Matthew B. Pilcher and Kathryn S. Pilcher **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 1951 which have been prorated.

And we, W. R. Carter and wife, Eva F. Carter **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Matthew B. Pilcher and Kathryn S. Pilcher their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th **day of** February, 19 51

W. R. Carter

Eva F. Carter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances P. Sperry, **a Notary Public in and for said County and State, the within named** W. R. Carter and Eva F. Carter

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 17th **day of** February, 19 51

Commission expires Oct. 11, 1953

Frances P. Sperry
Notary Public

FOSTER & PARKER CO., NASHVILLE

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