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WARRANTY DEED

For and in consideration of the sum of Thirty-five Hundred and No/100---------- ----------($3500.00)----------DOLLARS cash to us paid by Nolan C. Deal and wife, Ovia Lee Deal, receipt of which amount is hereby acknowledged,

We, L. N. Stevens and wife, Thelma Y. Stevens, have bargained and sold, and by these presents do transfer and convey unto the said Nolan C. Deal and wife, Ovia Lee Deal, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northeasterly part of lot No. 1 on the map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by Watkins and Murray, Surveyors, October _, 1947, as follows:

Beginning in the center of Charlotte Pike at the northeast corner of the property conveyed to Newton W. Gaddes and wife, by deed from L. N. Stevens et al. of record in Book 1876, page 555, Register's Office for said County; thence with the center of said Pike, North 46 degs. 38' east 91.18 feet, more or less, to the northwest corner of lot No. 2; thence with the line between said lots Nos. 1 and 2, south 17 degs. 10' east 302.8 feet to the northeast corner of the property conveyed to Hurd R. McGee and wife by deed from Dave Gaddis and wife, of record in Book 1939, page 14, said Register's Office; thence with McGee's northerly line, westwardly 79 feet to said Newton W. Gaddes' southeast corner; thence with said Gaddes' easterly line, northwardly 247.18 feet to the beginning.

Being part of the property conveyed to L. N. Stevens and J. W. O'Brien by deed from Alfred O'Brien and wife, of record in Book 1780, page 561, the said J. W. O'Brien having subsequently conveyed his one-half undivided interest in said property to L. N. Stevens and wife, Thelma Y. Stevens, by deed of record in book 1880, page 153, 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 Nolan C. Deal and wife, Ovia Lee Deal, their heirs and assigns, forever.

And we do covenant with the said Nolan C. Deal and wife, Ovia Lee Deal, 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 by 1951 taxes which have been assumed by the purchasers, also easements for Power Co. & Charlotte Pike and restrictions in deed from Brown to Alfred O'Brien, Book 1539, page 283, R. O. D. C.

And we, L. N. Stevens and wife, Thelma Y. Stevens, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nolan C. Deal and wife, Ovia Lee Deal, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of April, 1951.

L. N. Stevens

Thelma Y. Stevens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named L. N. Stevens and wife, Thelma Y. Stevens, 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 office, this 7th day of April, 1951.

Commission expires [illegible]

[illegible]
Notary Public

FOSTER & PARKES CO., NASHVILLE

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