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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

---TEN AND NO/100--- **DOLLARS**

Cash paid by William Holdsworth and Wife, Martha Holdsworth, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, S. D. Sparkman and Wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold **have bargained and sold, and by these presents do transfer and convey unto the said** William Holdsworth and Wife, Martha Holdsworth

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. 165 on the plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of Denneywood Drive, at the corner of lots Nos. 164 and 165; thence with the line between said two lots, southwestwardly 220 feet to the easterly line of lot No. 161; thence with same, southwardly 51.4 feet to the northwest corner of lot No. 158; thence with the northerly line of said lot No. 158, eastwardly 38 feet to the corner of lots Nos. 165 and 166; thence with the line between said two lots, northeastwardly 253.1 feet to the southerly margin of Denneywood Drive; thence with same, westwardly 65 feet to the beginning.
Being part of the property conveyed to S. D. Sparkman and Wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold, by deed from R. Walker Smith, Trustee, of record in Book 1877, Page 85, said Register's Office.

Property conveyed subject to Utility easement, 60-foot minimum building setback line and conditions of owners certificate, as shown on plan in Book 1835, Pages 27 and 28 Register's Office for Davidson County, Tenn, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in an instrument executed by R. Walker Smith, Trustee, dated June 12, 1950, of record in Book 1874, Page 452, Register's Office for Davidson County, Tennessee.

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 Holdsworth and Wife, Martha Holdsworth their heirs and assigns, forever.

And we do covenant with the said William Holdsworth and Wife, Martha Holdsworth 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 pro-rated & Purchaser will pay when due.
And S. D. Sparkman & Wife, Ludy Frances Sparkman and Walter Lee Arnold & Wife, Evelyn Lorene Arnold 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 Holdsworth and Wife, Martha Holdsworth their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of April, 19 51.

Walter Lee Arnold — S. D. Sparkman
Evelyn Lorene Arnold — Ludy Frances Sparkman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named S. D. Sparkman and Wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold

the bargainor, 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 5th day of April, 19 51.

THELMA NEAL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: Jan. 29, 1955

Thelma Neal
Notary Public

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