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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 7500.00 -

- - - - - - - - - - SEVEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - DOLLARS

of which the sum of ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($1750.00) DOLLARS, has been paid in cash by Ausy Sanderson and wife, Pauline B. Sanderson, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($5750.00) DOLLARS, the said Ausy Sanderson and wife, Pauline B. Sanderson, have expressly assumed and agreed to pay a first mortgage loan which is on the FHA plan, being in the amount of FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($5750.00) DOLLARS, and said grantees agree to pay the installment due August 1, 1951, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by Oakhill Homes, Inc., to Marvin K. Barry, Trustee, dated July 1, 1951, of record in Book , page , Register's Office for Davidson County, Tennessee;

Oakhill Homes, Inc., a Tennessee corporation, has

bargained and sold, and by these presents do/es transfer and convey unto the said

Ausy Sanderson and wife, Pauline B. Sanderson,

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. 61 on the Plan of Woodycrest, Section One, as of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 61 fronts 65 feet on the westerly side of Rosemary Lane and runs back 200.6 feet on the northerly line and 169.5 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being part of the property conveyed to Oakhill Homes, Inc., by deed from Crestwood Realty, Inc., of record in Book 1969, page 329, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 33, and in Book 1907, page 2, 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 Ausy Sanderson and wife, Pauline B. Sanderson, their heirs and assigns, forever.

And / Oakhill Homes, Inc., does covenant with the said Ausy Sanderson and wife, Pauline B. Sanderson, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1951 which are assumed by the Grantees herein and as hereinabove set out.

And Oakhill Homes, Inc., does further covenant and bind itself, its/successors and representatives, to warrant and forever defend the title to the said land to the said Ausy Sanderson and wife, Pauline B. Sanderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Oakhill Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of July, 1951.

ATTEST: OAKHILL HOMES, INC.

By: M. C. Hale, Secretary By: J. D. Hale, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 194

Commission expires

Notary Public

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