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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, and the further consideration that grantees herein do hereby assume and agree to pay a construction loan on this property in the amount of $14,500.00 with interest at 5%, due 90 days from date; said note is secured by deed of trust executed by Ray E. Garrett andwife, Ruth F. Garrett of record in Book 1926, page 399, Register's Office for Davidson County, Tennessee, to Berriss C. Bailey, Trustee, to secure Murphree Mortgage Co. Nashville, Tennessee, the payment of one note in the principal sum of $15,000.00, we Ray E. Garrett and wife, Ruth F. Garrett

have bargained and sold, and by these presents do transfer and convey unto the said J. Vaulx Crockett, Jr., and wife, Katheryn R. Crockett, 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. 44 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15-16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Robertson Academy Road, being the common corner of Lots Nos. 44 and 45; thence southwardly 306.74 feet to the common rear corner of Lots Nos. 44 and 19; thence westwardly 231.78 feet to a point; thence northwardly 289.59 feet to a point in the south margin of Robertson Academy Road; thence eastwardly with the margin of said road 190.76 feet to the point of beginning.

Being the same property conveyed to Ray E. Garrett by deed from Lem Yearwood and wife, Jimmie Y. Yearwood, of record in Book 1915, page 47, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 931, page 53; Book 1788, page 186; Book 1809, page 539; and plan of record in Book 1835, pages 15-16, 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 J. Vaulx Crockett, Jr., and ~~wife, Katheryn R.~~ Crockett their heirs and assigns, forever.

And we do covenant with the said J. Vaulx Crockett, Jr., and Katheryn R. Crockett 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 as set out herein and taxes for 1951 which have prorated.

And we, Ray E. Garrett and wife, Ruth F. Garrett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Vaulx Crockett, Jr., and wife, Katheryn R. Crockett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of August, 1951.

Ray E. Garrett

Ruth F. Garrett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Ray E. Garrett and Ruth F. Garrett

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 Nashville, Tennessee, this 15 day of August, 1951

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

45855

WARRANTY DEED

FROM
Ray E. Garrett et ux

TO
J. Vaulx Crockett et ux

please put in Doug Smith's Box

Aug 21 1951
83 76 2 37
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Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

NECESSARY

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