WARRANTY DEED Form 1061 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Bruno R. Fragasse and wife, Anna P. Fragasse, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation,

has ~~have~~ **bargained and sold, and by these presents** ~~do~~ es **transfer and convey unto the said** Bruno R. Fragasse and wife, Anna P. Fragasse,

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. 175 on the Plan of Crieve Hall Estates, Section One Revised, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 175 fronts 100 feet on the easterly side of Stillwood Drive and runs back between lines, 300 feet on the northerly line and 256 feet on the southerly line, to a dead line in the rear on which it measures 116 feet.

Being part of the property conveyed to Crieve Hall Estates, Inc., by deed from Marvin K. Barry et al, of record in Book 1853, page 70, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2046, page 88, Register's Office for Davidson County, Tennessee, and the plan in Book 1835, pages 122, 123 and 124, shows an Owner's Certificate, a 65-foot building set-back line from Stillwood Drive, and certain easements for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruno R. Fragasse and wife, Anna P. Fragasse, their heirs and assigns, forever.

And Crieve Hall Estates, Inc., ~~do~~ covenants with the said Bruno R. Fragasse and wife, Anna P. Fragasse, that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered.

And Crieve Hall Estates, Inc., ~~do~~ further covenants and binds itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Bruno R. Fragasse and wife, Anna P. Fragasse, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Crieve Hall Estates, Inc., has caused this instrument to be executed ~~Witness hand this day of , 19 .~~ by its duly authorized officers on this 30th day of September, 1952.

ATTEST: CRIEVE HALL ESTATES, INC.

By: [signature] Secretary By: [signature] 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 ______, 19 ___.

Commission expires ______ ______ Notary Public