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 in hand paid by E. W. Carroll and wife, Lucy A. Carroll, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, T. B. Martin and wife, Irene Y. Martin, have bargained and sold, and by these presents do transfer and convey unto the said E. W. Carroll and wife, Lucy A. Carroll, 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. 95 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, as amended by Surveyor's Certificate of record in Book 2145, page 30, said Register's Office, and described as follows:

Beginning at a point on the easterly margin of Himes Drive, the common corner of Lots 94 and 95; thence with the line between said lots southeasterly 115 feet to a corner of Lot 96; thence with the line between Lots 95 and 96, northeasterly 117.86 feet to the southwesterly margin of McKennell Drive; thence with the margin of same, northwesterly, along a slight curve, 120 feet to a concrete monument, and continuing with the same northwesterly 12.31 feet to the beginning of a curve; thence along said curve southwesterly 31.42 feet to a point on the easterly margin of Himes Drive; thence with the margin of said Drive, southerly 92.7 feet to a concrete monument, and continuing with the same, southerly 12.34 feet to the point of beginning.

Being part of the property conveyed to T. B. Martin by deed from Homesites, Inc., of record in Book 1910, page 380, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 26, which shows an Owner's Certificate, a 30-foot set-back line from McKennell Drive and from Himes Drive, and a 10-foot easement for public utilities along the southerly side line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Carroll and wife, Lucy A. Carroll, their heirs and assigns, forever.

And we do covenant with the said E. W. Carroll and wife, Lucy A. Carroll, 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 taxes for 1953, which are assumed by the Grantees herein.
And we, T. B. Martin and wife, Irene Y. Martin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. W. Carroll and wife, Lucy A. Carroll, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of May, 19 53.

Irene Y. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John W. Bennett, a Notary Public in and for said County and State, the within named T. B. Martin and wife, Irene Y. Martin,

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 Nashville, Tennessee, this 29th day of May, 19 53.

Commission expires Oct. 8th 1956

John W. Bennett
Notary Public