WARRANTY DEED Form 10-1 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 -

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cash in hand paid by Ernest A. Martin and wife, Georgia Elizabeth Martin, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation, **bargained and sold, and by these presents** does **transfer and convey unto the said** Ernest A. Martin and wife, Georgia Elizabeth Martin, 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. 215 on the Map of Section Two, Crieve Hall Estates, as of record in Book 2133, page 45, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of Barrywood Drive at the corner of Lots 215 and 216; thence with the line between said lots southwesterly 235.9 feet to the line of Lot 209; thence with the line between Lots 209 and 215 southeasterly 20 feet, and continuing with said line southerly 20 feet to a corner of Lot 214; thence with the line of Lots 214 and 215, easterly 258.6 feet to a point in the west margin of Trousdale Drive; thence with the margin of the same northerly 126.96 feet to the beginning of a curve; thence around said curve northwesterly 39.27 feet to the southerly margin of Barrywood Drive; thence with the margin of the same, northwesterly 134.8 feet to the beginning.

Being part of the property conveyed to Crieve Hall Estates, Inc., by deed from Marvin K. Barry and John T. Dugger, Sr., of record in Book 1853, page 70, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2146, page 138, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 45, which shows an Owner's Certificate, a 30-foot set-back line from Barrywood Drive, a 50-foot set-back line from Trousdale Drive, an easement 20 feet wide along the westerly rear line and three easements for public utilities, $2\frac{1}{2}$ x 20 feet, one fronting $2\frac{1}{2}$ feet on Barrywood Drive at the most northerly corner of the lot, one fronting $2\frac{1}{2}$ feet on Trousdale Drive at the southeast corner of the lot, and one fronting $2\frac{1}{2}$ feet on Trousdale Drive at the concrete monument near the intersection of Barrywood Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest A. Martin and wife, Georgia Elizabeth Martin, their heirs and assigns, forever.

And Crieve Hall Estates, Inc., does covenant with the said Ernest A. Martin and wife, Georgia Elizabeth Martin, 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.

And Crieve Hall Estates, 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 Ernest A. Martin and wife, Georgia Elizabeth Martin, 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 by its duly authorized officers on this 24th day of June, 1953.

CRIEVE HALL ESTATES, INC.

ATTEST:

By: [illegible 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