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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00, ten dollars and other consideration

DOLLARS

We, Jay C. Evans and wife Sarah C. Evans have bargained and sold, and by these presents do transfer and convey unto the said A. Raymond Dyer and wife, Mary Louise Dyer their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a tract of land laying back of lots No# 3 and 4 in the Riverwood Heights Subdivision, addition No#2 as of record in Plan Book 1835 and Page 74, R. O. D. C. Tennessee, and described by meets and bounds as follows; Beginning at the N. W. corner of lot No# 3 above and running with the back line of said lot 122.1 feet to the corner of lots 3& 4 above; thence with the back line of lot No#4 to a concrete monument. the S. W. corner of said lot No# 4; thence in westerly direction 77 feet to an iron pin which is also 51½ feet northerly from the fence line of the Jay C. Evans Farm; thence continuing in a westernly direction 100 feet to an iron pin which is 51½ feet northerly from from the fence line of the said farm; thence northerly 60 feet to an iron pin which is 230 feetin a southerly direction from the Evans and Woodfin property line; thence in northeasterly direction 151 feet to the point of beginning.

Being a part of the tract conveyed to Jay C. Evans by the Union Central Life Insurance Co. as of record in B. 985 P. 256 R. O.D. C. Tennessee.

Restrictions: This land is restricted to residential purposes and any residence on the said land shall not consist of less than 900 square feet of floor space and shall be of brick or stone venier. The set back line for any buildin- shall be not less than 60 feet from the west and south property line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. Raymond Dyer and wife Mary Louise Dyer their heirs and assigns, forever.

And we do covenant with the said A. Raymond Dyer and wife Mary Louise Dyer that we lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And We do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said A. Raymond Dyer and wife Mary Louse Dyer and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 20 day of August, 19 53.

Jay C. Evans

Sarah C. Evans

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Janice A. Chase, a Notary Public in and for said County and State, the within named Jay C. Evans and Sarah C. Evans

the bargainor, 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 20 day of August, 19 53

Commission expires April 1 1955

Notary Public

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