WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 -

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cash in hand paid by Clairon C. Albin and wife, Juanita Gold Albin, 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** Clairon C. Albin and wife, Juanita Gold Albin,

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

Beginning at a point in the easterly margin of Stillwood Drive at the corner of Lots 163 and 164; thence with the line between said lots eastwardly 215.7 feet to a concrete monument; thence south 2° 38' west 153 feet to a concrete monument set in the northerly margin of Barrywood Drive; thence with the margin of the same westerly 200 feet to another concrete monument in the northerly margin of Barrywood Drive at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument set in the easterly margin of Stillwood Drive; thence with the margin of the same northerly around a slight curve 161 feet to the beginning.

Being the same property conveyed to Crieve Hall Estates, Inc., by deed from Frank Englert, Jr., and wife, of record in Book 2038, page 580, 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 of record in Book 1835, pages 122, 123 and 124, which shows an Owner's Certificate, a 65-foot set-back line from Stillwood Drive, a 40-foot set-back line from Barrywood Drive and a 10-foot easement along the rear line of the lot for public utilities, and an easement 4x15 feet at the southwest corner of the lot fronting 4 feet on Stillwood Drive for 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 Clairon C. Albin and wife, Juanita Gold Albin, their **heirs and assigns, forever.**

And Crieve Hall Estates, Inc., / does ~~do~~ **covenant with the said** Clairon C. Albin and wife, Juanita Gold Albin, **that** it is **lawfully seized and possessed of said land in fee simple;** has ~~have~~ **a good right to convey it, and the same is unencumbered,** except taxes for 1953, which are assumed by the grantees herein.

And Crieve Hall Estates, Inc., does ~~do~~ **further covenant and bind** itself, its/ successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Clairon C. Albin and wife, Juanita Gold Albin, 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 1st day of September, 1953.

ATTEST: CRIEVE HALL ESTATES, INC.

By: H. Paul [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