TME/mc - 9-3-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Seven Hundred Fifty ($12,750.00) Dollars, cash in hand paid by Thomas S. Regen and wife, Sarah F. Regen, the receipt of which is hereby acknowledged, we, FRANK M. FARRIS, JR., THOMAS M. EVANS, and JAMES CLARENCE EVANS, have bargained and sold, and by these presents do hereby transfer and convey unto the said THOMAS S. REGEN and wife, SARAH F. REGEN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being lot No. 29 on the map of the Neil Hunt Subdivision, as of record in book 974, page 19, Register's Office for said County.
>
> Said lot No. 29 fronts 75.15 feet on the southerly side of Warfield Avenue and runs back between parallel lines 225 feet to a dead line.
>
> Being the same property conveyed to Frank M. Farris, Jr., Thomas M. Evans and James Clarence Evans by deed from Joseph Tant Macpherson and wife, of record in book 2138, page 23, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas S. Regen and wife, Sarah F. Regen, their heirs and assigns, forever.

And we do covenant with the said Thomas S. Regen and wife, Sarah F. Regen, 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 restrictive covenants contained in an instrument of record in book 1129, page 321, Register's Office for Davidson County, Tennessee, and taxes for the year 1953 which have been pro rated as of this date and assumed by the grantees.

And we, Frank M. Farris, Jr., Thomas M. Evans and James Clarence Evans, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas S. Regen and wife, Sarah F. Regen, their heirs and assigns against the lawful claims of all persons, whomsoever.