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

For and in consideration of the sum of $ ONE HUNDRED DOLLARS ($100.00)

DOLLARS

Receipt whereof is hereby acknowledged, and that Frank Ray and Willie Mai Ray, his wife

have bargained and sold, and by these presents do transfer and convey unto the said Robert C. Chaffin and Dell T. Chaffin, his wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of lot No. 278A, Section "C-2", Village of Old Hickory, as shown on plan of resubdivision of parcel "B", Section "C-2", recorded April 10, 1951, Book 1835, Page 53, in Register's Office for Davidson County, Tennessee; Said part of lot No. 278A is described as follows: Beginning on the easterly side of a 20 foot easement for private road and public utilities at the northwest corner of lot No. 278A; thence with the line between lots Nos. 278A and 179B eastwardly 167.6 feet to the westerly line of lot No. 180A of Section "C"; thence with the west line of lot No. 180A southwardly 48.5 feet to a point at the southwest corner of lot 180A; thence westwardly 167.6 feet to a monument; thence northwardly 38.5 feet to the beginning.

SUBJECT to and/or reserving two (2) permanent easements one (1) 2[illegible] feet wide for private road and utilities and one (1) 10 feet wide for utilities and two (2) special easements 5 feet wide for water, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements; if special easements are abandoned for the purpose for which the same have been dedicated, all rights there-under will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by references thereto.

The above described property is conveyed subject to the restrictions as to use contained in Plan of Resubdivision of Parcel "B", Section "C-2", recorded April 10, 1951, in Book 1835, Page 53, Register's Office for Davidson County, Tennessee, and GRANTEES herein agree that the property hereinabove described will not be used in any way as a building site for a dwelling, and will be used only for accessory purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert C. Chaffin and Dell T. Chaffin, their heirs and assigns, forever.

And we do covenant with the said Robert C. Chaffin and Dell T. Chaffin 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.

And Frank Ray and Willie Mai Ray do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert C. Chaffin and wife Dell T. Chaffin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 2nd day of October, 19[illegible].

Frank Ray

Willie Mai Ray

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos A Tarrant, a Notary Public in and for said County and State, the within named Frank Ray and Willie Mai Ray, 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 Old Hickory, Tennessee, this 5 day of Oct, 1954

Commission expires Nov 2/56

Thos A Tarrant
Notary Public