WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, E. G. Pate, Jr. and wife, Mary Elizabeth Pate,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Gunter and wife, Jewel Gunter, 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. 105 on the Plan of Section II, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 105 fronts 110 feet on the southerly side of Chadwell Drive and runs back between lines, 160.63 feet on the westerly side and 168.58 feet on the easterly side, to a line in the rear on which it measures 83 feet.

Being part of the same property conveyed to E. G. Pate, Jr., by deed from Ferris C. Bailey, Trustee, of record in Book 2272, page 189, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 2204, page 47, said Register's Office, and the Plan of record in Book 2133, page 75, said Register's Office, shows an Owner's Certificate, a 50-foot setback line from Chadwell Drive, and a 10-foot easement for public utilites across the rear and east side of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Gunter and wife, Jewel Gunter, their heirs and assigns, forever.

And we do covenant with the said James E. Gunter and wife, Jewel Gunter, 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 we, E. G. Pate, Jr., and wife, Mary Elizabeth Pate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Gunter and wife, Jewel Gunter, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of October, 19 54.

E. G. Pate, Jr.

Mary Elizabeth Pate

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. A. Ellis, a Notary Public in and for said County and State, the within named E. G. Pate, Jr. and Mary Elizabeth Pate

the bargainors, 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 office, this 8th day of October, 19 54

Commission expires Oct 4 1955

C. A. Ellis
Notary Public