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WARRANTY DEED

For and in consideration of the sum of ($1,995.00)

ONE THOUSAND NINE HUNDRED NINETY-FIVE AND NO/100- - - - - - DOLLARS

Cash in hand paid by Fred S. Perkerson, Jr. and wife, Anna Belle Perkerson, the receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey without the joinder of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Fred S. Perkerson, Jr. and wife, Anna Belle Perkerson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being lot No. 154 on the plan of Horton Heights, Section VI, as of record in Book 2133, page 24, Register's Office of Davidson County, Tennessee, more particularly described as follows:

> Said lot No. 154 fronts 126 feet on the westerly side of Brook Hollow Road, and extends back between lines 242.6 feet on the southerly side and 268.7 feet on the northerly side, to a broken line in the rear, on which it measures 128 feet.

Being part of the property conveyed to W. L. Hailey by deed from Leslie Marshall, Clerk and Master of record in Book 1905, page 17, and vested in Thomas C. Summers, Trustee, by instrument of record in Book 2240, page 593, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2133, page 24, and restrictions of record in Book 2106, page 178, both Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred S. Perkerson, Jr. and wife, Anna Belle Perkerson, their heirs and assigns, forever.

And I do covenant with the said Fred S. Perkerson, Jr. and wife, Anna Belle Perkerson that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except by taxes for the year 1954 and subsequent years which Grantees assume.

And I, Thomas C. Summers, Trustee, do further covenant and bind myself, my/ successors and representatives, to warrant and forever defend the title to the said land to the said Fred S. Perkerson, Jr. and wife, Anna Belle Perkerson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of April, 1955

Thomas C. Summers, Trustee
Thomas C. Summers, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby C. Bryant, a Notary Public in and for said County and State, the within named Thomas C. Summers, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 20th day of April, 1955

Commission expires April 10, 1956

Notary Public

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