BK 2400

WARRANTY DEED

For and in consideration of the sum of ------------$8,500.00------------

--------EIGHT THOUSAND FIVE HUNDRED AND NO/100---------------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

H. AND A. HOMES, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HAS

______ have bargained and sold, and by these presents do transfer and convey unto the said KELLY GRAY AUSTIN AND WIFE, CLARA B. AUSTIN, 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. 35 ON THE PLAN OF ARCHWOOD ACRES, SECTION 1, AS OF RECORD IN BOOK 2133, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF ARCHWOOD DRIVE AT THE CORNER OF LOTS NOS. 34 AND 35; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 201.5 FEET; THENCE SOUTH 53° 57' WEST 112.6 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 1° 31' EAST 134.88 FEET TO THE CORNER OF LOTS NOS. 35 AND 36; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 323.15 FEET TO THE WESTERLY MARGIN OF SAID ARCHWOOD DRIVE; THENCE WITH SAME NORTHWARDLY 108.23 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO H. AND A. HOMES, INC., BY DEED FROM HOWARD L. GIBSON AND WIFE, OF RECORD IN BOOK 2339, PAGE 440, SAID REGISTER'S OFFICE.

KELLY GRAY AUSTIN AND KELLY GREY AUSTIN ARE ONE AND THE SAME PERSON.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KELLY GRAY AUSTIN AND WIFE, CLARA B. AUSTIN, THEIR

______ heirs and assigns, forever.

And H. AND A. HOMES, INC. / DOES ~~do~~ covenant with the said KELLY GRAY AUSTIN AND WIFE, CLARA B. AUSTIN

______ that IT IS lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And H. AND A. HOMES, 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 KELLY GRAY AUSTIN AND WIFE, CLARA B. AUSTIN, THEIR

______ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, THE SAID H. AND A. HOMES, INC. HAS CAUSED ITS CORPORATE NAME TO BE ~~Witness~~XXXXXXXXXXX~~hand~~XXXXX~~this~~XXXXXXXXXXXXXXXXXXX~~day of~~XXXXXXXXXXXXXXXXXXXXXXXXX~~19~~XXXXX HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS AT NASHVILLE, TENNESSEE, THIS 23RD DAY OF MAY, 1955.

H. AND A. HOMES, INC.

ATTEST A. B. Gibson — SECRETARY

BY: Howard L. Gibson — 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 office, this ______ day of ______, 19__

Commission expires ______ ______ Notary Public

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