For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of one note in the original amount of $10,[illegible].00, dated December 4, 1961, payable to First Federal Savings & Loan Association of Nashville, with interest at 6% per annum and [illegible] service fee per annum; principal, interest and service fee all payable in monthly installments as set out therein, and secured by a deed of trust of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee,

[illegible], and wife, Dorothy Lee Fannin,

have bargained and sold, and by these presents do transfer and convey unto the said [illegible] Forrest [illegible], and wife, Ernestine B. Smith, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. [illegible] on the plan of Harpeth Acres, as of record in Book [illegible], page 57 and 58, Register's Office for said County.
Said Lot No. [illegible] fronts 75 feet on the north side of Clearwater Drive and runs back between parallel lines 140 feet on the west line and 147.7 feet on the east line to the rear line in the rear which measures 75 feet.
Being the same property conveyed to Toby Fannin and wife, Dorothy Lee Fannin, by deed from [illegible], and wife, of record in Book [illegible], page [illegible], said Register's Office.

This [illegible] property is expressly subject to restrictive covenants of record in Book [illegible], page [illegible], 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 Forrest [illegible] and wife, Ernestine B. Smith,

heirs and assigns, forever.

And we do covenant with the said Forrest Smith and wife, Ernestine B. Smith that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set out, and by taxes, which the grantees herein assume and agree to pay.
And we, Toby Fannin and wife, Dorothy Lee Fannin;

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Forrest [illegible] Smith and wife, Ernestine B. Smith,

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

Witness our hand this 12th day of July, 19 62.

Toby Fannin

Dorothy Lee Fannin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jefferds, a Notary Public in and for said County and State, the within named [illegible]

the bargainor s, 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 Nashville, Tennessee, this 12th day of July, 19 62

Commission expires July 15th, 1962.

Notary Public, State-at-Large.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

RECORDED
STATE OF TENNESSEE, DAVIDSON COUNTY
Jul 13 3 34 PM 1962
Fee $2.00
JOHN B. T. WILSON, JR., Register
By [illegible] D.C.

RECORDED OFFICE
PLEASE PUT IN PERM. TITLE CO. BOX

WARRANTY DEED

FROM

TO

64321