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, Earl Groves and wife, Ruby B. Groves

have bargained and sold, and by these presents do transfer and convey unto the said Thomas H. Lanham, Jr. and wife, Rebecca W. Lanham, 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. 141 on the Plan of Bellshire Estates, Section 5, as of record in book 2133, page 114, Register's Office for said County, described as follows:

Beginning on the easterly margin of Tuckahoe Drive at the corner of lots Nos. 140 and 141, thence with the line between said two lots eastwardly 130.7 feet to the corner of lots Nos. 140, 141, and 142; thence with the line between said lots Nos. 141 and 142 southwardly 127.5 feet to the northerly margin of Bellshire Drive; thence with same westwardly 111.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 38.1 feet to the easterly margin of said Tuckahoe Drive; thence with same northwardly 169.2 feet to the beginning.

Being the same property conveyed to Earl Groves by deed from Bellshire Properties, Inc. of record in book 2303, page 639, said Register's Office.

This conveyance is made subject to a ten foot easement for public utilities along the northerly line of premises, a 40 foot building set back line and conditions of owners certificate as shown on plan in book 2133, page 114, to which reference is made for other provisions, and subject to the restrictive covenants of record in book 2294, page 346, said 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 Thomas H. Lanham, Jr. and wife, Rebecca W. Lanham, their heirs and assigns, forever

And we do covenant with the said Thomas H. Lanham, Jr. and wife, Rebecca W. Lanham 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 Earl Groves and wife, Ruby B. Groves do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas H. Lanham, Jr. and wife, Rebecca W. Lanham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of August, 19 55

Earl Groves

Ruby B Groves

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Earl Groves and Ruby B. Groves

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 office, this 5th day of August, 19 55

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public