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,

G & S Construction Company, a partnership composed of Edward T. Goldstein and Raymond L. Simon

have bargained and sold, and by these presents do transfer and convey unto the said F. Brooks Bearden and wife, Jean Bearden, 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. 269 on the Plan of Brock Meade, Section VII, of record in Book 2331, page 5, Register's Office for said County.

Said Lot No. 269 fronts 119 feet on the southwesterly margin of Starlit Road and extends back southwestwardly, 377.2 feet on the southeasterly side and 367.5 feet on the northwesterly side, to a dead line, measuring 119.3 feet.

Being the same property conveyed to G. & S. Construction Company, a partnership composed of Edward T. Goldstein and Raymond L. Simon, by deed from Siegrist Bros. Dairy, a partnership composed of J. C. Siegrist, et al, of record in Book 2338, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2333, page 629, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2331, page 5, said Register's Office, shows an Owner's Certificate, a 60-foot setback line from Starlit Drive, and a 10-foot easement for public utilities across the rear 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 F. Brooks Bearden and wife, Jean Bearden, their heirs and assigns, forever.

And we do covenant with the said F. Brooks Bearden and wife, Jean Bearden 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 G & S Construction Company, a partnership composed of Edward T. Goldstein and Raymond L. Simon **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** F. Brooks Bearden and wife, Jean Bearden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 6th day of January, 19 56.

Edward T. Goldstein
Raymond L. Simon

G & S Construction Co.
By Raymond L. Simon
Edward T. Goldstein

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh D. Bradley, a Notary Public in and for said County and State, the within named Edward T. Goldstein and Raymond L. Simon, a partnership d/b/a G & S Construction Company, and individually

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 6th day of January, 19 56.

Commission expires April 21, 1956.

Hugh D. Bradley
Notary Public