WARRANTY DEED

For and in consideration of the sum of ($2,750.00)

TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100- - - - - - - - -DOLLARS

Cash in hand paid by

FRED J. MORAN, JR. and wife, FRANCES HARDY MORAN,

THE receipt of which is hereby acknowledged,

I, Thomas C. Summers,

have bargained and sold, and by these presents do transfer and convey unto the said FRED J. MORAN, JR. and wife, FRANCES HARDY MORAN,

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 Sixth Civil District of Davidson County, Tennessee, being lot No. 86 on the Plan of Malleywood Estates, Section V, as of record in Book 2330, Page 71, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot No. 86 fronts 116.3 feet on the westerly side of Rochelle Drive and extends back 214.2 feet on the northerly line & a 237 feet on the southerly line, to a dead line in the rear on which it measures 110 feet.

Being part of the property conveyed to Thomas C. Summers, by deed from Louise Oakley Malley, of record in Book 2151, Page 518, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2330, page 71, and restrictions of record in Book 2193, page 500, both Register's Office of Davidson County, Tennessee.

Charlotte H. Summers, wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

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 J. Moran, Jr. and wife, Frances Hardy Moran, their heirs and assigns, forever.

And I do covenant with the said Fred J. Moran, Jr. and wife, Frances Hardy Moran 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 taxes for the year 1956 which Grantor assumes.

And we, Thomas C. Summers and wife, Charlotte H. Summers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred J. Moran, Jr. and wife, Frances Hardy Moran, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of March, 19 56.

Thomas C. Summers

Charlotte H. Summers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, a Notary Public in and for said County and State, the within named Thomas C. Summers and wife, Charlotte H. Summers, the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained

Witness my hand and official seal at office, this 5th day of March, 19 56.

Commission expires April 10, 1956

Irby G. Bryant
Notary Public