For and in consideration of the sum of Eleven Thousand Seven Hundred Fifty and No/100 ------

---------- $11,750.00 ---------- DOLLARS

Cash in hand paid by Harry Weston Irwin and wife, Ethel Marie Irwin, the receipt of which is hereby acknowledged, we,

Russell Lee and James E. Shelton

have bargained and sold, and by these presents do transfer and convey unto the said Harry Weston Irwin and wife, Ethel Marie Irwin

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. 14, Hillhurst Drive, Hillhurst Acres Subdivision, Section II of record in Book 2334, page 70, Register's Office for said County.
Said Lot No. 14 fronts 125 feet on the north side of Hillhurst Drive and runs back 152.2 feet on the west line and 260.6 feet on the east line to a dead line, which is a broken line, measuring 167.05 feet thereon.
Being the same property conveyed to Russell Lee and James E. Shelton, by deed from Richmond Homes, Inc., of record in Book 2484, page 304, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2449, page 25, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 70, said Register's Office, which shows a 75 foot set back line from Hillhurst Drive, and a 10 foot easement for utilities along the easterly and rear lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Weston Irwin and wife, Ethel Marie Irwin

their heirs and assigns, forever.

And we do covenant with the said Harry Weston Irwin and wife, Ethel Marie Irwin

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, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Russell Lee and James E. Shelton

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry Weston Irwin and wife, Ethel Marie Irwin

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

Witness our hand this 12th day of March, 1956

Russell Lee

James E. Shelton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. TENIS, N., a Notary Public in and for said County and State, Russell Lee and James E. Shelton

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 seal at office this 12th day of March, 1956

Notary Public