WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Two Hundred Fifty and No/100 ------ ----------$13,250.00 ----------**DOLLARS**

Cash in hand paid by George T. Jackson and wife, Leila W. Jackson, the receipt of which is hereby acknowledged, we,

N. H. Barker and Herschel Greer

have bargained and sold, and by these presents do transfer and convey unto the said George T. Jackson and wife, Leila W. Jackson

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. 46 of Haynes Heights Subdivision, Section II, of record in Book 2331, pages 58 and 59, Register's Office for Davidson County, Tennessee.
Said Lot No. 46 fronts 142.5 feet on the north side of Manila Street and runs back 191.8 feet on the west line and 316.7 feet on the east line to a deed line, which is a broken line, measuring 210 feet thereon.
Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. H. Jordan and wife, of record in Book 2333, page 50, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2049, page 301, Register's Office for Davidson County, Tennessee, and the Plan of Haynes Heights, of record in Book 2331, pages 58 and 59, said Register's Office, which shows a 40 foot setback line from Manila Street, and a 10 foot easement along the rear for utilities.

The said Herschel Greer hereby fully grants the power to convey this above described property as granted him in Deed of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George T. Jackson and wife, Leila W. Jackson their **heirs and assigns, forever.**

And we **do covenant with the said** George T. Jackson and wife, Leila W. Jackson **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, N. H. Barker and Herschel Greer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George T. Jackson and wife, Leila W. Jackson their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 22nd **day of** March, 19 57.

N. H. Barker
Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Swafford, a Notary Public in and for said County and State, the within named Herschel Greer, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 22nd day of March, 19 57

Commission expires February 1, 1960

A. M. Swafford
Notary Public