For and in consideration of the sum of Ten ($10.00) and no/100 - DOLLARS

Cash, paid by James K. Harper and wife, Ann A. Harper, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, J. P. Hoffman, Jr. and wife, Margaret V. Hoffman have bargained and sold, and by these presents do transfer and convey unto the said James K. Harper and wife, Ann A. Harper, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 253 on the Plan of Horton Heights, Section "E", as of record in book 2133, page 84, Register's Office for said County.
Said lot No. 253 fronts 222.6 feet on the southwesterly margin of Summerly Drive and extends back 205.6 feet on the southeasterly line and 215.4 feet on the northwesterly line to a dead line, measuring 174.1 feet thereon.
Being the same property conveyed to J. P. Hoffman, Jr., by deed from Thomas C. Summers, Trustee, of record in book 2291, page 360, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line and northwesterly line of premises, 60-foot building setback line from Summerly Drive and conditions of owners certificate, as shown on plan in book 2133, page 84, Register's Office for said County, and restrictive covenants contained in an instrument executed by Thomas C. Summers, Trustee, of record in book 2271, page 112, 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 James K. Harper and wife, Ann A. Harper, their heirs and assigns, forever.

And we do covenant with the said James K. Harper and wife, Ann A. Harper 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 taxes for 1956 prorated and assumed by the purchasers.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James K. Harper and wife, Ann A. Harper, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of April 1956

J. P. Hoffman Jr.
Margaret V. Hoffman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Ellerhorn, a Notary Public in and for said County and State, the within named J. P. Hoffman, Jr. and wife, Margaret V. Hoffman the bargainors, 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 26th day of April 1956

Commission expires 7-22-58

[signature]
Notary Public

WARRANTY DEED

FROM

J. P. Hoffman, Jr. et ux.

1780

TO

James K. Harper et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 APR A.D. 1956
at 3:17 o'clock
Noted in Book 86 Page 81
Recorded in Book Page
Recording Fee 2.00
JAMES P. WILSON, Register

A Division of
[illegible] Title Insurance Company
[illegible]rican Trust Building
W. Cor. Third & Union
[illegible]SHVILLE, TENNESSEE