WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Nine Hundred Fifty and No/100 -----
---------- $13,950.00 ---------- DOLLARS

Cash in hand paid by Edward Hayden Mercer and wife, Maxine K. Mercer, the receipt of which is hereby acknowledged, we,

J. B. Cripps and wife, Sue Cripps

have bargained and sold, and by these presents do transfer and convey unto the said Edward Hayden Mercer and wife, Maxine K. Mercer

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. 12 on the Map of Hillhurst Acres II, as of record in Book 2331, page 70, Register's Office for Davidson County, Tennessee.
Said Lot No. 12 fronts 234.65 feet on the south side of Stanwyck Drive, and runs back 166.5 feet on the easterly line and 142.6 feet on the westerly line to a dead line, measuring 142.9 feet thereon.
Being the same property conveyed to J. B. Cripps and wife, Sue Cripps, by deed from Richmond Homes, Inc., of record in Book 2499, page 215, 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 40 foot setback line from Stanwyck Drive and a 10 foot easement for utilities along the westerly 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 Edward Hayden Mercer and wife, Maxine K. Mercer their heirs and assigns, forever.

And we do covenant with the said Edward Hayden Mercer and wife, Maxine K. Mercer 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 we, J. B. Cripps and wife, Sue Cripps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward Hayden Mercer and wife, Maxine K. Mercer their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of August, 1956

J B Cripps
Sue Cripps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] Tenison, a Notary Public in and for said County and State, the within named J. B. Cripps and wife, Sue Cripps

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 7th day of August, 1956

Commission expires February 21, 1957

Notary Public