THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Two Hundred Fifty and No/100 ----- ----------$14,250.00 ----------**DOLLARS**

Cash in hand paid by J. Don Geary and wife, Lois M. Geary, the receipt of which is hereby acknowledged, we,

F. L. Eubank and wife, Helen L. Eubank

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** J. Don Geary and wife, Lois M. Geary

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. 1, on the Plan of Seven Oaks Subdivision, Section 1, as of record in Book 1835, page 132, Register's Office for said County.
Beginning at a point in the northeasterly margin of Weaver Drive at the corner of Lots 1 and 2; thence with the line between said lots northeasterly 271.2 feet to a point; thence northwesterly 301.2 feet to a point in the margin of Pineway Drive; thence southwesterly with said Drive 120.78 feet to the beginning of a curve; thence around said curve in a southeasterly direction 36.99 feet to a point in the margin of Weaver Drive; thence with the margin of same southeasterly 188.18 feet to the point of beginning.
Being the same property conveyed to F. L. Eubank by deed from J. R. Coarsey, Trustee, of record in Book 2596, page 571, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Don Geary and wife, Lois M. Geary their **heirs and assigns, forever.**

And we **do covenant with the said** J. Don Geary and wife, Lois M. Geary **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, F. L. Eubank and wife, Helen L. Eubank **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. Don Geary and wife, Lois M. Geary their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand s this** 24th **day of** October, 19 56

F. L. Eubank

Helen L. Eubank

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. Tenison, **a Notary Public in and for said County and State, the within named** F. L. Eubank and wife, Helen L. Eubank

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 official seal at office this 24th **day of** October, 19 56

Commission expires _____

M. Tenison
Notary Public