BK 2601

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Ten and 00/100 ($10.00) DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations paid by Herman John Boemer and wife, Margaret Browder Boemer,

We, Philip Vincent Daugherty and wife, Rosemary Levitt Daugherty

have bargained and sold, and by these presents do transfer and convey unto the said Herman John Boemer and wife, Margaret Browder Boemer

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. 5 on the Plan of Battery Park Subdivision as of record in Book 1130, Page 103, Register's Office for said county.

Said Lot No. 5 fronts 100 feet on the northerly side of Biltmore Drive and runs back between parallel lines 200 feet to a dead line.

Being part of the property conveyed to Blackman and Hovey, by deed from Sam W. Shacklett and wife, of record in Book 1383, page 329, said Register's Office.

Subject to restrictions of record in Book 1380, page 225, said Register's Office.

Subject to a 40-foot building set-back line from Biltmore Drive and a 10-foot easement along the rear of the lot for utilities, said Register's Office.

Being the same property conveyed to Philip Vincent Daugherty and wife, Rosemary Levitt Daugherty by deed from Blackman and Hovey, a partnership (composed of John G. Blackman and Merrill K. Hovey) of record in Book 1422, Page 493, R.O.D.C. 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 Herman John Boemer and wife, Margaret Browder Boemer their heirs and assigns, forever.

And we do covenant with the said Herman John Boemer and wife, Margaret Browder Boemer 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, Philip Vincent Daugherty and wife, Rosemary Levitt Daugherty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman John Boemer and wife, Margaret Browder Boemer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of November, 19 56

Philip Vincent Daugherty

Rosemary Levitt Daugherty

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