WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged,

e, James J. Vaughn,Jr., and wife, Florence J. Vaughn

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John L. Gilbert and wife, Sara R. Gilbert, 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. 18 on the Map of Woodmont Estates, No. 2, of record in book 1130, page 99, Register's Office for said County.

Said lot fronts 100.2 feet on the northerly side of Sugartree Road and runs back between lines, 102." feet on the easterly line and 204.4 feet on the westerly line to a dead line, measuring 132 feet.

Being the same real property conveyed to James J. Vaughn, Jr., and wife, Florence J. Vaughn, by deed from A. V. Greene,and wife, dated July 25, 1949, filed July 27,1949, and recorded in book 1731, page 49, said Register's Office.

This conveyance is made subject to restrictions of record in book 1449, page 61, and in book 1731, page 561, Register's Office for Davidson County, Tennessee, and a ten-foot easement for telephone and light wires and pipe lines along the southeasterly margin of premises, of record in book 1510, page 551, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utilities along the northerly or rear line of premises, 50-foot building setback line from Sugartree Road, and conditions of owners certificate, as shown on plan of record in book 1130, page 99, 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 John L. Gilbert and wife, Sara R. Gilbert, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** John L. Gilbert and wife, Sara R. Gilbert. _____ **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, James J. Vaughn,Jr., and wife, Florence J. Vaughn, _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John L. Gilbert and wife, Sara R. Gilbert, _____ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 22nd **day of** February, **19** 57.

James J. Vaughn Jr.

Florence J. Vaughn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, **a Notary Public in and for said County and State, the within named** James J. Vaughn,Jr., and Florence J. Vaughn _____ **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 22nd **day of** February, **19** 57.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

Hugh J. Bradley
Notary Public

Commission Expires April 21, 1959.