For and in consideration of the sum of Thirteen Thousand Four Hundred and No/100 ----------
----------$13,400.00 ----------**DOLLARS**

Cash in hand paid by James B. Tignor, Jr. and wife, Fannie B. Tignor, the receipt of which is hereby acknowledged, we,

F. V. Carus and wife, Orphelia M. Carus

have bargained and sold, and by these presents do transfer and convey unto the said James B. Tignor, Jr. and wife, Fannie B. Tignor

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 79, Bel Aire Drive, on the map of Curreywood Acres Subdivision, as of record in book 2133, page 109, Register's Office of Davidson County, Tennessee.
Said lot fronts 132 feet on the southerly margin of Bel Aire Drive and extends back 322 feet, more or less, on the westerly side and 402 feet, more or less on the easterly side to the approximate center of Mill Creek and measures 160 feet more or less, thereon.
Being the same property conveyed to F. V. Carus by deed from Wilbur T. Dent, Jr. and wife, Elizabeth K. Dent as of record in book 2590, page 525, Register's Office of Davidson County, Tennessee.

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 James B. Tignor, Jr. and wife, Fannie B. Tignor

their **heirs and assigns, forever.**

And we **do covenant with the said** James B. Tignor, Jr. and wife, Fannie B. Tignor

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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, F. V. Carus and wife, Orphelia M. Carus

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 B. Tignor, Jr. and wife, Fannie B. Tignor

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 27th **day of** February, **19** 57

F V Carus

Orphelia M. Carus

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within named** F. V. Carus and wife, Orphelia M. Carus

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 27th **day of** February, **19** 57

Commission expires February [illegible]

A. M. Tenison
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of FEB A.D. 1957 at 9:27 o'clock A.M.
Noted in Book 8 Page 602
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Shelby

TITLE GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED
FROM
F. V. CARUS ET UX
TO
JAMES B. TIGNOR, JR. ET UX
31927

1/2 400