WARRANTY DEED G-6030 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

J. M. MEDLIN and A. B. IVEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD A. LeROUE and wife, ALMA LEE LeROUE, *****

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 60 fronts 163 feet on the northeasterly margin of Cromwell Drive and contains five sides, measuring 252 feet on the northwesterly side, 231 feet on the southeasterly side, 124.2 feet on the northerly side, and 156.7 feet on the easterly side.

Being the same property conveyed to J. M. Medlin and A. B. Ivey by deed from Hillsboro Park, Inc., of record in Book 2536, page 203, said Register's Office.

This conveyance made subject to restrictions of record in Book 2435, page 237; Book 2446, page 405, and Book 2447, page 303, said Register's Office.

Hillsboro Park, Inc., joins in this instrument, in full satisfaction of the said restrictions, to signify its consent to this conveyance.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of MARCH, 1957

HILLSBORO PARK, INC.

By: J. M. Medlin Pres. J. M. Medlin

ATTEST: Herbert M. Jordan Sec'y. A. B. Ivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. M. Medlin and A. B. Ivey,

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 Nashville, Tennessee, this 29th day of April, 1957

My commission expires 2-1-58 Leola B. Russell Notary Public