BK 2648

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - TEN AND NO/100 - - - - - - - - - - - - - - - - ($10.00) - DOLLARS cash in hand paid by CHARLES T. AUSTIN AND WIFE, JUANITA HOFFMAN AUSTIN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, JAMES W. NEAL AND WIFE, LAVERN W. NEAL,
have bargained and sold, and by these presents do transfer and convey unto the said CHARLES T. AUSTIN AND WIFE, JUANITA HOFFMAN AUSTIN, 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. 30 on the Map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 30 fronts 80 feet on the south side of Jay Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James W. Neal and wife, Lavern W. Neal, by deed from Sterling Homes, Inc., a Tennessee corporation, of record in Book 1756, page 35, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1725, page 21, Register's Office for said County, and subject to conditions set out in Plan of record in Book 1424, page 104, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES T. AUSTIN AND WIFE, JUANITA HOFFMAN AUSTIN, their heirs and assigns, forever.

And we do covenant with the said CHARLES T. AUSTIN AND WIFE, JUANITA HOFFMAN AUSTIN, 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 by taxes for the year 1957 which have been prorated and are hereby assumed by the grantee.

And we, JAMES W. NEAL AND WIFE, LAVERN W. NEAL, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES T. AUSTIN AND WIFE, JUANITA HOFFMAN AUSTIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of May 1957

James W. Neal

Lavern W. Neal

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named James W. Neal and wife, Lavern W. Neal,

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 May, 1957

My Commission Expires 11-12-1957

Anne Abernathy
Notary Public

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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