WARRANTY DEED

FROM

T. Edsel James et ux.

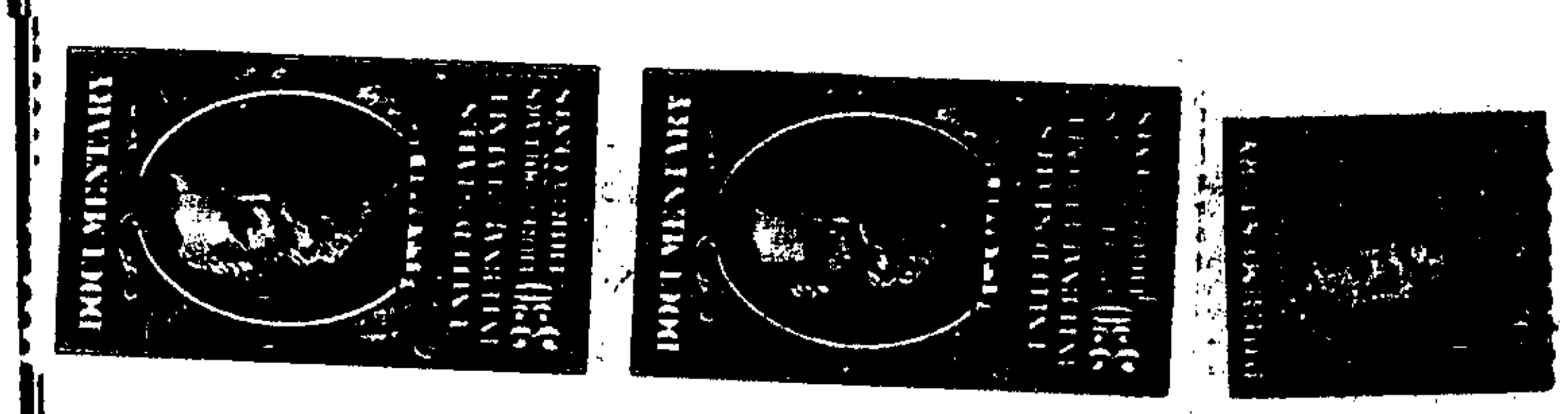
TO

E. A. Crouch et ux.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Fourteen Thousand and no/100 - ($14,000.00) - DOLLARS

of which $4,506.41 has been paid in cash by E. A. Crouch and wife, Grace L. Crouch, the receipt of which is hereby acknowledged, and for the remainder the said E. A. Crouch and wife have assumed and agree to pay the unpaid balance of $9,493.59 of an original indebtedness of $10,000.00 secured by deed of trust executed by T. Edsel James and wife, Janice C. James, to James B. Turner, Trustee, of record in book 2460, page 476, Register's Office for Davidson County, Tennessee, and assigned to the Kansas City Life Insurance Company of Kansas City, Missouri, by instrument of record in book 2461, page 14, said Register's Office,



We, T. Edsel James and wife, Janice C. James,

have bargained and sold, and by these presents do transfer and convey unto the said E. A. Crouch and wife, Grace L. Crouch, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 8th Civil District of said County and State, being lot No. 215 on the plan of Horton Heights, Section "D", as of record in book 2133, page 78, Register's Office for said County, described as follows:
Beginning on the westerly margin of Tombill Drive at the corner of lots Nos. 215 and 216; thence with the line between said two lots, westwardly 449.5 feet; thence north 8° 18' west 43.9 feet to a concrete monument; thence north 71° east 240 feet to a concrete monument; thence north 83° 30' east 222 feet to the westerly margin of Tombill Drive; thence with same, southwardly 143 feet to the beginning.
Being the same real property conveyed to T. Edsel James and wife, Janice C. James, by deed from Thomas C. Summers, Trustee, of record in book 2346, page 83, said Register's Office.

This conveyance is made subject to easements for public utility purposes, 100-foot building setback line, and conditions of owners certificate, as shown on plan of record in book 2133, page 78, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Thomas C. Summers, Trustee, of record in book 2243, page 159, said Register's Office.