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

For and in consideration of the sum of ---------$10.00---------
---------TEN & NO/100--------- DOLLARS ($10.00),
Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged and subject only to a balance of $5,781.15 on a deed of trust, of record to Guaranty Mortgage Company (GI & FHA combination loan), we Henry Clay Grayson and wife, Jewel Overby Grayson,

(It is specifically understood and agreed that the grantees do not assume any liability under this transaction.)

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
S.K.Grayson and wife, Frances E.Grayson
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:

Being Lot No. 53 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 75 feet on the easterly side of Druid Drive and runs back between lines, 149 feet on the northerly line, 148 feet on the southerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Henry Clay Grayson and wife, Jewel Overbey Grayson by deed from Ralph W.Clarke and wife, Regina A.Clarke, of record in Book 2087, page 507, 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 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, except as above described.

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 6th day of June, 1957.

Henry Clay Grayson
Jewel Overby Grayson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bobby C. Cunningham, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry Clay Grayson and Jewel Overbey Grayson, 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, Davidson Co., Tennessee, this, the 6th day of June, 1957.

Bobby C. Cunningham
Notary Public

My commission expires: January 24, 1959

Rec'd Title Co. $5,781.15

WARRANTY DEED

From
Henry Clay Grayson and wife,
Jewel Overby Grayson

To
S.K.Grayson and wife,
Frances E.Grayson

43595

HSD

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 27 day
of JUN A.D. 1957 at 12 o'clock M.
Noted in Book 2651 Page 122
Recorded in Book 2651 Page 122
Pending Fee $.20
JAMES F. WILSON, Register
By [illegible]

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE