BK 2696

TENNESSEE TITLE COMPANY

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00 ----------TEN AND NO/100----------DOLLARS cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Roy W. Yearwood and wife, Ruth G. Yearwood,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN D. McALISTER AND WIFE, MARGARET H. McALISTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: BEING Lot No. 6 on the Revised Plan of Bridle Path Estates, Second Addition, of record in Book 2133, page 35, Register's Office for said County, and described as follows:
BEGINNING at a point in the southerly margin of Tyne Boulevard at the corner of Lots 3 and 6; thence with the line between said two lots south 2° 01' west 346.4 feet to the northeast corner of Lot 5; thence with the line between said Lots 5 and 6, north 86° 40' west 395.2 feet to the easterly margin of Lealand Lane; thence with the margin of the same northwardly 379.38 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 33.96 feet to the southerly margin of Tyne Boulevard; thence with the same eastwardly 379.09 feet to the beginning.
Being the same property conveyed to Roy W. Yearwood and wife, Ruth G. Yearwood, by deed from First American National Bank of Nashville, Executor and Trustee, under the Will of B. E. Woodard, of record in Book 2599, page 497, said Register's Office.

The above described property is conveyed subject to restrictive covenants in Book 1081, page 696, and restrictions , agreement and option to repurchase of record in Book 2139, page 144, said Register's Office.

I, F. N. McNeill, Jr., Executor and Trustee under the Will of Laura Lea Robertson, deceased, join in this conveyance for the purpose of giving my written consent for this conveyance, but in so doing I reserve the right to pass upon the purchaser, or to exercise my option in the event John D. McAlister and wife, Margaret H. McAlister ever desire to sell the herein 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 John D. McAlister and wife, Margaret H. McAlister, their heirs and assigns, forever.

And we do covenant with the said grantees 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 all 1957 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of August 30, 1957

Ruth G. Yearwood — Roy W. Yearwood

F. N. McNeill, Jr., Executor and Trustee

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, W. D. McMurray, a Notary Public in and for said County and State, the within named Roy W. Yearwood and wife, Ruth G. Yearwood 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 30 day of August, 1957.

Commission expires Jan 26 1958 — W. D. McMurray, Notary Public

TENNESSEE TITLE COMPANY

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