WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five Thousand Seven Hundred ($5,700.00) - DOLLARS of which $2,900.00 has this day been paid in cash by A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell, the receipt of which is hereby acknowledged, and for the balance the said A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell, assume and agree to pay 1 note dated Oct 4, 1957, due Oct 4, 1958, in principal amount of Twenty-eight Hundred ($2,800.00) Dollars, due Jack W. Lee and Edward W. Lee Jr., secured by vendor's lien retained in deed recorded in Book 2699, page 505, R.O.D.C. Tenn., covering property herein conveyed - I, Harvey A. Thomas, unmarried, - have bargained and sold, and by these presents do transfer and convey unto the said - - - A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell, 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. 48 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of the Turnaround of Lealto Court at the common corner of Lots Nos. 48 and 49; thence northeasterly with the line between Lots Nos. 48 and 49, 203.9 feet to a point; thence South 57° 18' East, 170 feet to a point; thence South 3° 20' West 210 feet to a point, the common rear corner of Lots Nos. 47 and 48; thence in a northwesterly direction with the line between Lots 47 and 48, 304.3 feet to a point in the easterly margin of said turnaround of Lealto Court; thence in a northerly direction with the curve of said Lealto Court, 55 feet to the point of beginning. Being the same property conveyed to Harvey A. Thomas, unmarried, by deed from Jack W. Lee and Edward W. Lee Jr., of record in Book 2699, page 505, R.O.D.C. Tennessee.

This conveyance is made subject to:
1. Restrictive covenants contained in instrument of record in Book 2698, page 468, R.O.D.C. Tennessee, and
2. Set back line and utility easements shown on plan of record in Book 2663, page 303, R.O.D.C. Tennessee.
3. Taxes for 1958 which purchasers assume and agree to pay.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell, their - - - - - - - - - - - - - - - - - heirs and assigns, forever.

And I do covenant with the said A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell - - - - - - - - - - that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as above set out.

And I, Harvey A. Thomas, - do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said A. Joe Maxwell Jr. and wife, Pauline Shaun Maxwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4 day of February, 1958

Harvey A. Thomas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. T. Wright, a Notary Public in and for said County and State, the within named Harvey A. Thomas, unmarried - - - - - - - - the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 1958

Commission expires Feb 15, 1958

B. T. Wright
Notary Public