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 RAY E. CRUZE and wife, MILDRED W. CRUZE, and other good and valuable considerations, receipt of which is hereby acknowledged;

HALLMARK CONSTRUCTION COMPANY

have bargained and sold, and by these presents do transfer and convey unto the said Ray E. Cruze and wife, Mildred W. Cruze,

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. 54 on the Plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Harold Drive at the corner of Lots 13 and 54; thence with the line between said lots southwesterly 27.6 feet to an old tree stump; thence westerly 493 feet to the approximate center of Mill Creek; thence with said creek northerly 159 feet to a point; thence leaving said creek northeasterly 276.7 feet to the margin of Harold Drive; thence with the margin of the same southeasterly around a slight curve 122 feet to a concrete monument; southeasterly 274.6 feet to a concrete monument and southeasterly around a slight curve 102.9 feet to the point of beginning.

Being part of the property conveyed to Hallmark Construction Company, by deed from A. & C. Homes, Inc., and Glencliff Homes, Inc., of record in Book 2703, page 135, 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 Ray E. Cruze and wife, Mildred W. Cruze, their heirs and assigns, forever.

And Hallmark Construction Co., does do covenant with the said Ray E. Cruze and wife, Mildred W. Cruze that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1958 which are prorated and assumed by the grantees herein.

And Hallmark Construction Co., does do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Ray E. Cruze and wife, Mildred W. Cruze, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness hand this day of~~ In Witness whereof, Hallmark Construction Co., has caused this instrument to be executed by its duly authorized officer, this 21st day of April, 1958.

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Warren
President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ... a Notary Public in and for said County and State, the within named .....

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19....

Commission expires ..... Notary Public

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