WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid to Grantor by Grantees, and other good and sufficient consideration, the receipt of all of which is hereby acknowledged:

HILLSBORO PARK, INC., a corporation chartered under the laws of the State of Tennessee, with its principal office in Davidson County, has bargained and sold and by these presents does transfer and convey unto REID B. GROOMES and wife, DOROTHY SUE GROOMES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:



Being Lot No. 450 on the Plan of Hillsboro Park, Section V, of record in Book 2663, page 45, Register's Office for Davidson County, Tennessee, described as follows:



Beginning at a point in the south margin of Ashland Drive at the corner of Lots Nos. 448 and 450; thence with the line between said lots, southeasterly 357 feet to a point; thence northeasterly 250 feet to the westerly margin of Otter Creek Road; thence with the margin of the same, northwesterly 326.5 feet to the beginning of a curve; thence around said curve, westerly 38.7 feet to the southerly margin of Ashland Drive; thence with the margin of the same, southwesterly 143.8 feet to the point of beginning.



Being part of the property conveyed to Hillsboro Park, Inc., by deed from J. O. Bass, Trustee, of record in Book 2742, page 340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 2435, page 237, as amended in Book 2603, page 440, and made applicable to Section V by instrument of record in Book 2742, page 393, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Hillsboro Park, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except by taxes for the current year which have been prorated and assumed by Grantees.

And Hillsboro Park, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assiggs against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Hillsboro Park, Inc., has caused this deed to be executed by its duly authorized officers, this 24th day of April, 1958.

HILLSBORO PARK, INC.

By J. M. Nave
President

ATTEST:
Herbert N. Jordan
Secretary