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

For and in consideration of the sum of Ten and 00/100 - DOLLARS ($ 10.00),

cash in hand paid by Robert H. Nicholas and wife, Virginia B. Nicholas, and other good and valuable consideration, receipt of all of which is hereby acknowledged,

we, Bradford F. Crandall and wife, Bonnie C. Crandall,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert H. Nicholas and wife, Virginia B. Nicholas,

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. 3 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 3 fronts 153 feet on the westerly side of Courtland Drive and runs back between lines 270.5 feet on the southerly line and 330.1 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 156 feet thereon.

Being the same property conveyed to Bradford F. Crandall and wife, Bonnie C. Crandall, by deed of E. S. Evans, Inc., of record in Book 2147, page 27, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 108; Book 2044, page 31, as amended by instrument of record in Book 2046, page 541 and to easements and setback lines as shown on plan of record in Book 1835, pages 118 and 119, said Register's Office; and subject to special utility easement shown by instrument of record in Book 2088, page 19, 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.

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 13th day of May, 1958.

Bradford F. Crandall

Bonnie C. Crandall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. B. Ivey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bradford F. Crandall and wife, Bonnie C. Crandall, 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, the 13th day of May, 1958.

A. B. Ivey
Notary Public

My commission expires:

WARRANTY DEED

From Bradford F. Crandall, et ux

To Robert H. Nicholas, et ux

Recording Fee 2.00

JAMES P. WILSON, Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE