THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Wright & Sadler, Inc., a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee,

has ~~have~~ **bargained and sold, and by these presents do** ~~does~~ **transfer and convey unto the said** Joseph E. Jiran and wife, Pauline Sutton Jiran,

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. 394 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

Said Lot No. 394 fronts 100 feet on the northeasterly side of Stilton Drive and runs back 391 feet on the northwesterly line and 297.5 feet on the southeasterly line to a dead line in the rear on which it measures 131.4 feet thereon.

Being part of the same property conveyed to Wright & Sadler, Inc., by deed from Folk-Jordan Company, Inc., and the Union Trust Company, of record in Book 2747, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above 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 Joseph E. Jiran and wife, Pauline Sutton Jiran, their **heirs and assigns, forever.**

And Wright & Sadler, Inc., does ~~do~~ **covenant with the said** Joseph E. Jiran and wife, Pauline Sutton Jiran **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 1958 taxes which have been prorated and assumed by purchasers.

And Wright & Sadler, Inc. ~~do~~ es **further covenant and bind** itself, its successors and assigns ~~heirs and representatives~~, **to warrant and forever defend the title to the said land to the said** Joseph E. Jiran and wife, Pauline Sutton Jiran their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Wright & Sadler, Inc., a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officers this the 28th day of August 1958.

ATTEST:

Lewis H. Sadler
Lewis H. Sadler, Secty-Treas.

WRIGHT & SADLER, Inc.

By John E. Wright
John E. Wright, 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 office, this _____ **day of** _____, **19**____

Commission expires _____

_____
Notary Public