WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Ewing O. Harper, Jr.





have bargained and sold, and by these presents do transfer and convey unto the said James Robert Shepherd, Jr. and wife, Serene P. Shepherd 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. 64 on the plan of Sunny Acres Section III, as of record in Book 2663, page 92, Register's Office for said County.

Said Lot No. 64 fronts 135.15 feet on the north side of Windemere Drive and extends back between lines, 299.7 feet on the easterly line and 306.0 feet on the westerly line, to a dead line in the rear, measuring 168.6 feet thereon.

Being part of the same property conveyed to Ewing O. Harper, Jr. by deed from Frederick H. Schultz and wife, of record in Book 2600, page 157, and by deed from Thomas K. Sanders and wife, of record in Book 2736, page 27, said Register's Office.

Idllian G. Harper, the wife of Ewing O. Harper, Jr. joins in this conveyance for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

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This conveyance is subject to restrictive covenants of record in Book 2811,page/

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Robert Shepherd, Jr. and wife, Serene P. Shepherd, their heirs and assigns, forever.

And I do covenant with the said James Robert Shepherd, Jr. and wife, Serene P. Shepherd, 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 forth.

And I, Ewing O. Harper, Jr., do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Robert Shepherd, Jr. and wife, Serene P. Shepherd, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of November, 1958.

Ewing O. Harper, Jr.

Lillian G. Harper