WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundred and no/100 ($12,500.00) - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, we

John W. Dotson and wife, Bertha M. Dotson - - - - - - - - - - - - - - - - - - - *have bargained and sold, and by these presents do transfer and convey unto the said* Wilson M. Sutton and wife Louise Sutton, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 12 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts 192 feet on the West side of Wren Road and runs back between lines 182 feet on the North Line and 220.1 feet on the South line to the east right-of-way line of the L & N Railroad, which is a broken line on which it measures 217.5 feet.

Being the same property conveyed to John W. Dotson, et ux by deed of record in Book 2861, page 313, R. O. D. C., Tenn.

This conveyance is made subject to the restrictive covenents of record in Book 2447, page 325, R. O. D. C., 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 Wilson M. Sutton and wife Louise Sutton, their *heirs and assigns, forever.*

And We *do covenant with the said* Wilson M. Sutton and wife Louise Sutton *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, John W. Dotson and wife, Bertha M. Dotson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Wilson M. Sutton and wife Louise Sutton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 5th *day of* February *, 1959, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Dotson

Bertha M. Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard M. Hitton *, a Notary Public in and for said County and State,* John W. Dotson and wife, Bertha M. Dotson, - *the within named 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 Goodlettsville *, Tennessee, this* 5th *day of* February *, 1959*

Richard M. Hitton *Notary Public*

Commission expires July 29, 1961

RICHARD M. HITTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.