WARRANTY DEED

FROM

Arthur Martin, et ux

TO 20773

Thomas N. Fitts

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20, 1959
FEB
Noted in Book 4242 Page 390
Recording Fee 12.00
JAMES P. WILSON, Register
By

Compliments of
anty Title Company
A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE



For and in Consideration of the sum of Twelve Thousand, Five Hundred and no/100

----------($12,500.00)---------- DOLLARS

of which sum $2,833.99 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount Thomas N. Fitts and wife, Dimple H. Fitts have assumed and agreed to pay the unpaid balance of $9,666.01 of a note in the original amount of $10,200.00 dated January 17, 1956 with interest from date at the rate of 4½% per annum on the unpaid balance until paid, and said principal and interest shall be payable in monthly installments of $51.71, commencing on the first day of February, 1956 and on the first day of each month thereafter until fully paid, said note is secured by a deed of trust of record in book 2477, page 283, Register's Office for Davidson County, Tennessee,

we, Arthur Martin and wife, Melba Stone Martin

have bargained and sold, and by these presents do transfer and convey unto the said

Thomas N. Fitts and wife, Dimple H. Fitts

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. 11 on the Plan of Mailan Heights, as of record in book 1835, page 90, Register's Office for said County, described as follows:

Beginning on the northerly margin of Traughber Drive at the corner of lots Nos. 10 and 11; thence with the line between said two lots northerly 95.4 feet to the corner of lots Nos. 10, 11 and 12; thence with the line between lots Nos. 11 and 12 easterly 133 feet to the westerly margin of Lethia Drive; thence with the same southerly 68.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.2 feet to the northerly margin of Traughber Drive; thence with the same westerly 100.9 feet to the beginning.

Being the same real property conveyed to Arthur Martin and wife, Melba Stone Martin, by deed from E. M. Wilson and wife, dated January 14, 1956, filed January 18, 1956, and recorded in book 2489, page 307, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the westerly line of premises, 20-foot building setback line from Traughber Drive, 40-foot building setback line from Lethia Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 90, said Register's Office; and by instrument of record in book 2438, page 158, said Register's Office, the said 20-foot building setback line from Traughber Drive was amended so as to show a 15-foot building setback line from said Drive; and to restrictive covenants contained in an instrument of record in book