For and in consideration of the sum of $ 10.00, Ten and NO/100 - DOLLARS

cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named Grantees assume and agree to pay $11,620.53 representing the unpaid principal balance of an original indebtedness of $12,500.00 executed by Owen Gaines to Louis Leftwich, Jr., Trustee, of record in Book 2518, page 257, Register's Office for Davidson County, Tennessee.

I: Owen Gaines

have bargained and sold, and by these presents do transfer and convey unto the said Francis V. Crowell and wife Alice B. Crowell, 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. 29 and the South part of Lot No. 28, on the Map of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.
Said lot and said part of said lot adjoin and front together 122 feet on the east side of Fairway Drive and run back between lines, 350.8 feet on the south line of Lot 29; and 293 feet, more or less, on the north line of part of Lot 28, to a dead line in the rear on which it measures 180 feet, more or less.
Being the same property conveyed to Owen Gaines, by deed from Paul or Paul W. Holden and wife, of record in Book 2537, page 253, said Register's Office.

Conveyance is made subject to restrictions of record in Book 416, page 145; Book 1846, page 109; Book 1855, page 377 and Book 1876, page 264, all in the Register's Office for Davidson County, 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 Francis V. Crowell and wife Alice B. Crowell, their heirs and assigns, forever.

And I do covenant with the said Grantees 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 recited.

And I: Owen Gaines do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Francis V. Crowell and wife Alice B. Crowell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st. day of FEBRUARY, 1959.

Owen Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F.W.Hughes, a Notary Public in and for said County and State, the within named Owen Gaines

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of FEBRUARY, 1959.

Commission expires May 21, 1961.

F.W. Hughes
Notary Public

F. W. HUGHES NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM Owen Gaines 22753

TO Francis V. Crowell, et ux

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of MAR A.D. 1959 at 9:40 o'clock A M.
Noted in Book 92 Page 480
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Wm. F. Carter

2/1/59