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APPROVED AS TO LEGALITY ON
THIS 26 DAY OF March 1959
BY William J. Harbison

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00
----------TEN AND NO/100---------- DOLLARS

Cash paid by Ashley P. Hill, Jr., and Wife, Hall W. Hill, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Ashley P. Hill, Jr., and Wife, Hall W. Hill of $13,668.30, being the unpaid principal balance of mortgage executed by Ernest F. Sharpe and Wife, to Miller Kimbrough, Trustee, of record in Book 2563, page 603, Register's Office for Davidson County, Tennessee, to secure Kimbrough-Phillips Company a note dated August 29, 1956, for $14,500.00, with interest at 4½% per annum, both principal and interest payable $80.62 monthly, beginning October 1, 1956, balance September 1, 1981.

We, Ernest F. Sharpe and Wife, Jacqueline E. Sharpe

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ashley P. Hill, Jr. and Wife, Hall W. Hill

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of Brookmeade, Section V, as of record in Book 2133, page 102, Register's Office for said County.

Said Lot No. 164 fronts 260.6 feet on the southerly side of Richfield Drive and runs back between lines, 184.1 feet on the westerly line and 260.6 feet on the easterly line to a dead line on which it measures 156 feet.

Being the same property conveyed to Ernest F. Sharpe and wife, Jacqueline E. Sharpe, by deed from Aabco, Inc., of record in Book 2443, page 563, said Register's Office.

Restrictions filed for record July 20, 1954, in Book 2291, page 87.

The Plan of record in Book 2133, page 102, shows an Owner's Certificate, a 50-foot set-back line from Richfield Drive and a 10-foot utility easement along the west side line and the south rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ashley P. Hill, Jr. and Wife, Hall W. Hill

their heirs and assigns, forever.

And we do covenant with the said Ashley P. Hill, Jr. and Wife, Hall W. Hill

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., except 1959 Taxes which have been pro-rated and Purchaser will pay when due, and as herein recited.

And We, Ernest F. Sharpe and wife, Jacqueline E. Sharpe

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ashley P. Hill, Jr. and Wife, Hall W. Hill

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of March, 19 59

Ernest F. Sharpe

Jacqueline E. Sharpe

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