APPROVED AS TO LEGALITY ON THIS 23 DAY OF April 1959
BY Dalton L. Jackson

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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

Cash paid by Charles F. Owen and Wife, Katherine M. Owen, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Claude M. Sensing and Wife, Ilene C. Sensing

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Owen and Wife, Katherine M. Owen

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. 37 on the Map of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for said County.

BEGINNING at a point in the westerly margin of Pinewood Road, the common corner of Lots 37 and 38; thence with the line between said lots, westerly 132 feet to a point; thence southerly 99.8 feet to the northerly margin of Piedmont Avenue; thence with the margin of the same easterly 107 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Pinewood Road; thence with the margin of the same, northerly 74.5 feet to the beginning.

Being the same property conveyed to Claude M. Sensing and Wife, Ilene C. Sensing, by deed from Monarch Homes, Inc., of record in Book 1759, page 35, said Register's Office.

Restrictions recorded prior to February 15, 1950 in Book 1729, page 154.

The Plan of record in Book 1424, page 108, shows an Owner's Certificate, a 60 foot set-back line from Pinewood Road, a 20 foot set-back line from Piedmont Avenue, and a 10-foot easement along the rear of the lot for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles F. Owen and Wife, Katherine M. Owen their heirs and assigns, forever.

And we do covenant with the said Charles F. Owen and Wife, Katherine M. Owen 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 We, Claude M. Sensing and Wife, Ilene C. Sensing do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles F. Owen and Wife, Katherine M. Owen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of April, 19 59

Claude M. Sensing
Claude M. Sensing

Ilene C. Sensing
Ilene C. Sensing

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Claude M. Sensing and Wife, Ilene C. Sensing

the 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 Nashville Tennessee, this 24th day of April 19 59

My Commission expires April 29, 1963

Thelma Neal
Notary Public

TENNESSEE TITLE COMPANY