WARRANTY DEED G-13,257 NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00)

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated April 5, 1957, in the original sum of $7,650.00, with interest at 4½% per annum, secured by a deed of trust executed by T. W. Richard Mayes and wife, to Walter M. Noel, Trustee, of record in Book 2616, page 475, Register's Office for Davidson County, Tennessee,

T. W. RICHARD MAYES and wife, DOY P. MAYES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. W. PROSSER, JR., and wife, MELBA PROSSER, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Richland Meadows, Section V, of record in Book 2330, page 92, Register's Office for said County, as follows:

Beginning at a point in the east terminus of Vaught Drive at the corner of Lots 7 and 8; thence with the line between said lots, southeasterly 148.3 feet to a point; thence southerly 143 feet to a point; thence westerly 40 feet to a corner of Lot 6; thence with the line between Lots Nos. 6 and 7, northwesterly 209.5 feet to the margin of Vaught Drive; thence with the margin of the same, northeasterly around a slight curve, 28.3 feet to the point of beginning.

Being the same property conveyed to T. W. Richard Mayes and wife, Doy P. Mayes, by deed from Oakmont Development Company, of record in Book 2644, page 121, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2541, page 575, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of May, 1959.

T. W. Richard Mayes

Doy P. Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marker K. Cosner, a Notary Public in and for the State and County aforesaid, personally appeared the within named T. W. Richard Mayes and wife, Doy P. Mayes, 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, the 8th day of May, 1959

Marker K. Cosner
Notary Public

My commission expires: Feb. 4, 1961

MARKER K. COSNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.