THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - Ten ($10.00) - - - - - - - - - - - - - - - - - DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of a deed of trust executed by Haskell B. Barrett and wife, Aubrey C. Barrett, to Charles F. Lovell, Trustee, of record in Book 2758, page 613, Register's Office, Davidson County, Tennessee, to secure the payment of a note to First Federal Savings and Loan Association, balance on said note being $11,483.26.

We, HASKELL B. BARRETT and wife, AUBREY C. BARRETT, have bargained and sold, and by these presents do transfer and convey unto the said JAMES G. HUGHES and wife, DOROTHY M. HUGHES, 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. 109 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County. Said Lot No. 109 fronts 150 feet on the northerly side of Thompson Lane and runs back 212.9 feet on the westerly line and 225 feet on the easterly line, to a dead line, measuring 150.2 feet thereon.
Being the same real property conveyed to Haskell B. Barrett and wife, Aubrey C. Barrett, by deed from Willie C. Alexander and wife, dated March 19, 1958, filed March 21, 1958, and recorded in Book 2742, page 299, said Registers Office.

This conveyance is made subject to restrictive covenants of record in Book 1785, page 133, and in Book 1850, page 439, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Thompson Lane, and conditions of owners certificate as shown on plan in Book 1835, page 1, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Hughes and wife, Dorothy M. Hughes, their heirs and assigns, forever.

And we do covenant with the said James G. Hughes and wife, Dorothy M. Hughes, 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 by aforementioned deed of trust.

And we, Haskell B. Barrett and wife, Aubrey C. Barrett, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said James G. Hughes and wife, Dorothy M. Hughes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of July, 19 59

x Haskell B. Barrett

x Aubrey C. Barrett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Frazier, a Notary Public in and for said County and State, the within named Haskell B. Barrett and wife, Aubrey C. Barrett,

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 office, this 28th day of [illegible] Nashville, 1959

Charles F. Frazier
Notary Public

Commission expires 4-19-60