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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
and other good and valuable considerations, cash in hand paid to the undersigned, Andrew Ewing, Trustee, by E. W. Oakes and wife, Mary Margaret Oakes, receipt of which is hereby acknowledged, I, the said Andrew Ewing, acting pursuant to the powers conferred upon me by a certain Deed of record in Book 2445, Page 220, Register's Office for Davidson County, Tennessee, reference being made to said Deed for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said E. W. Oakes and wife, Mary Margaret Oakes, 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. 36 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 36 fronts 162 feet on the west side of Chickering Lane and runs back 305 feet on the north line and 314.2 feet on the south line to a dead line which is a broken line on which it measures 157.5 feet.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed from Timothy C. Martin, et als, of record in Book 2445, page 220, said Register's Office.

This conveyance is made expressly subject to: (1) Restrictions filed for record July 11, 1956, in Book 2542, page 25, and (2) The recorded plan shows an Owners Certificate, a 100-foot set-back line from Chickering Lane and a 10-foot easement for public utilities along the west rear lines and an anchor easement 21/2 x 30 feet on Chickering Lane at the north front corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Oakes and wife, Mary Margaret Oakes, their heirs and assigns, forever.

And I do covenant with the said E. W. Oakes and wife, Mary Margaret Oakes 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 taxes for 1959 ~~and~~ which are pro rated. And I, Andrew Ewing, Trustee do further covenant and bind myself, my/ successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said E. W. Oakes and wife, Mary Margaret Oakes, their heirs and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do but not otherwise.

Witness my hand this 31st day of July, 19 59.

Andrew Ewing
Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee 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 31st day of July

Commission expires November 7, 1959

Betty Poage
Notary Public

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