For and in consideration of the sum of **Ten and no/one hundreds** ($ **10.00**) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book **2985**, page **88**; Book ____, page ____, Register's Office for Davidson County, Tennessee.

Clarence F. Gotto and wife, Bessie G. Gotto

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto **Thomas F. Pickard and wife, Mary Rose Pickard**

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

A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, June 22, 1945, as follows:

Beginning in the center of Pinhook Road, at the northeast corner of the property conveyed to William K. Spivey and wife, by deed from J. G. Womack and wife, as of record in Book 2151, page 4, Register's Office for said County; thence with the center of said Road south 85 degrees 30 minutes east 400 feet to a point; thence leaving said Road, south 0 degrees 45 minutes east 1340 feet to a point; thence south 76 degrees 20 minutes west 200 feet to said Spivey's southeast corner; thence with said Spivey's easterly line north 7 degrees 50 minutes west 1433 feet to the beginning, containing 9.35 acres, more or less.

Being the same real property conveyed to Clarence F. Gotto and wife, Bessie G. Gotto, by deed from John B. Downey and wife, dated June 8, 1955, filed June 8, 1955, and recorded in Book 2435, page 530, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness **our** hand **s** this **16th** day of **October,** , 19**59**.

x Clarence F. Gotto

x Bessie G. Gotto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named **Clarence F. Gotto and wife, Bessie G. Gotto,** 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 16 day of **October,** 19**59**.

My commission expires: **My Commission Expires May 9, 196[illegible]**

Notary Public

57055

WARRANTY DEED

From Clarence F. Gotto et ux

To Thomas F. Pickard et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
OCT A.D. 1959
of 2:15 o'clock M.
Book 2991 Page 340
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

File from Clerk's Office