THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid by Earl F. Smith and wife, Frances Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William C. Greer, Jr. and Henry Earl Hawkins,
d/b/a
G & H Company

have bargained and sold, and by these presents do transfer and convey unto the said Earl F. Smith and wife, Frances Smith

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 75 on the Map of Treppard Heights Subdivision, Section VI, of record in Book 2900, page 11, Register's Office for Davidson County, Tennessee.
Said lot fronts 133 feet on the northerly side of Dove Place and runs back 310 feet on the easterly line and 266.8 feet on the westerly line to a dead line and measures 164.3 feet thereon.
Being a part of the same property conveyed to William C. Greer, Jr. and Henry Earl Hawkins, d/b/a G and H Company by deed from J. R. Coarsey, Trustee, of record in Book 2929, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl F. Smith and wife, Frances Smith their **heirs and assigns, forever.**

And we **do covenant with the said** Earl F. Smith and wife, Frances Smith **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.**

And we, William C. Greer, Jr. and Henry Earl Hawkins, d/b/a G & H Company **do further covenant and bind** ourselves, our heirs and representatives, **to warrant and forever defend the title to the said land to the said** Earl F. Smith and wife, Frances Smith their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th **day of** November, 19 59

G & H COMPANY

By: William C. Greer, Jr., Partner

By: Henry Earl Hawkins, Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for** ~~said County and State aforesaid~~ **within named** ~~William C. Greer, Jr. and Henry Earl Hawkins,~~ ~~G & H Company~~ ~~a Partnership~~ **with whom I am personally acquainted, and who acknowledged that** they **executed the same for the purposes therein contained.**

Witness my hand and seal at office, this 17th **day of** November, 19 59

My Commission Expires February 1, 1961

Notary Public