G-134574

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten & No/100 - ($10.00) - - - - - - - - - - - - - - DOLLARS Cash in hand, paid this date, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; and Mack Howard Browning and wife, Betty Browning, do assume and agree to pay the unpaid balance of Eight Thousand Two Hundred Seventy Four & 96/100 ($8,274.96) Dollars, on a note secured by deed of trust of record in Book 2229, Page 379, payable to Guaranty Mortgage Company, with interest at 4½% per annum, both principal and interest payable $53.93 monthly, beginning Dec. I, 1959, balance due Dec. I, 1978.

We have bargained and sold, and by these presents do transfer and convey unto the said Mack Howard Browning and wife, Betty Browning, 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. 211, on Section IV, Cloverhill, said plan of which is of record in Book 2133, Page 62, Register's Office for said County.

Said Lot No. 211 fronts 85 feet on the westerly side of Cottonwood Drive, and runs back 196.8 feet on the southerly line and 20I.5 feet on the northerly line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Linas Milton Barnes and wife, Katheryne E. Barnes, by deed from Southern Development Company, as of record in Book 2243, Page 131, said Register's Office.

This conveyance is made subject to restrictions in Book 1583, Page 423; restrictions recorded May 12, 1953 in Book 2145, Page 262, which were made applicable to Cloverhill Section IV, by an instrument recorded July 17, 1953 in Book 2153, Page 243, 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 said Mack Howard Browning and wife, Betty Browning their heirs and assigns, forever.

And We do covenant with the said Mack Howard Browning and wife, Betty Browning, 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 as herein set forth.

And We, Linas Milton Barnes and wife, Katheryne E. Barnes, do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Mack Howard Browning and wife, Betty Browning, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of November, 1959

Linas Milton Barnes

Katheryne E. Barnes