WARRANTY DEED

FROM

John H. Grayson, et ux

TO

Margaret Jean Thomas, et al

DEC 21 1959

Recording Fee

JAMES P. WILSON, Register

By

Compliments of

nty Title Company

A Division of

City Title Insurance Company

American Trust Building

3. W. Cor. Third & Union

ASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------

----------($10.00)---DOLLARS

cash in hand paid by Margaret Jean Thomas and Mable Emily Cox and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration Margaret Jean Thomas and Mable Emily Cox have assumed and agreed to pay the unpaid balance of $10,933.03 of a note in the original amount of $11,600.00, dated April 1, 1957, with interest from date at the rate of 5% per annum, said principal and interest being payable in monthly installments of $67.86 each on the first day of each and every month until the principal and interest are fully paid, and said note is secured by a deed of trust of record in book 2615, page 303, Register's Office for Davidson County, Tennessee,

we, John H. Grayson and wife, Beverly B. Grayson

have bargained and sold, and by these presents do transfer and convey unto the said

Margaret Jean Thomas and Mable Emily Cox, as joint tenants, and to the survivor of them, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 57 on the Map of Berrywood Subdivision, as of record in book 1835, page 24, Register's Office for said County. Said lot No. 57 fronts 72 feet on the south side of Larmon Avenue and runs back between lines, 181.8 feet on the west line and 181.9 feet on the east line to a dead line in the rear on which it measures 72 feet.

Being the same real property conveyed to John H. Grayson and wife, Beverly B. Grayson, by deed from Earl G. Cathey and wife, dated April 1, 1957, filed April 9, 1957, and recorded in book 2643, page 241, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building set-back line from Larmon Avenue, and conditions of owners certificate as shown on plan of record in book 1835, page 24, said Register's Office, restrictive covenant contained in an instrument of record in book 1786, page 361, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1855, page 478, said Register's Office.

It is the intention of the grantors to convey and the grantees to take the property as joint tenants with the right of survivorship.