BK 2998

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

Cash in hand paid by J. J. Eylward, and wife, Willie Green Eylward, and other good and valuable consideration, receipt of which is hereby acknowledged;

S & G REALTY COMPANY

has / does bargained and sold, and by these presents do transfer and convey unto the said J. J. Eylward, and wife, Willie Green Eylward 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. 15 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for said County.

Said Lot No. 15 fronts 70 feet on the north side of McKeige Drive and runs back 186.2 feet on the east line and 180.4 feet on the west line to a dead line in the rear on which it measures 69.7 feet.

Being part of the property conveyed to S & G Realty Company, by deed from Ferriss C. Bailey, Trustee, of record in Book 2961, page 589, 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 J. J. Eylward, and wife, Willie Green Eylward their heirs and assigns, forever.

And S & G Realty Company does / does covenant with the said J. J. Eylward, and wife, Willie Green Eylward that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And S & G Realty Company does successors and assigns further covenant and bind itself, its / heirs and representatives, to warrant and forever defend the title to the said land to the said J. J. Eylward, and wife, Willie Green Eylward their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: S & G Realty Company has caused this instrument to be executed by its duly authorized officer. this 29th day of December, 1959.

Witness ... hand ... this ... day of ... 19..

S & G REALTY COMPANY

By: Sidney Overbeck
President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

the bargainor..., with whom I am personally acquainted, and who acknowledged that... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..., Tennessee, this ... day of ..., 19...

Commission expires ... Notary Public

TENNESSEE TITLE COMPANY

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