WARRANTY DEED — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of - - - - - - - - - - Ten and no/100 - - - - - - - - - - DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid by Raymond E. Gardner and wife, Charlotte H. Gardner, the receipt of all of which is hereby acknowledged.

We, R. C. Adams and wife, Hazel Adams

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Raymond E. Gardner and wife, Charlotte H. Gardner

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 258 feet on the westerly side of Ragland Drive and runs back 140 feet on the northerly line and 238 feet on the southerly line to a dead line in the rear, measuring 275.4 feet thereon.

Being part of the property conveyed to R. C. Adams and wife, Hazel Adams, by deed from Ferriss C. Bailey, Trustee, as of record in Book 2863, page 185, Register's Office for Davidson County, Tennessee.

The above conveyance is made subject to restrictive covenants of record in Book 2860, page 280, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of January, 1960.

R. C. Adams

Hazel Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Phillip E. Cole, a Notary Public in and for the State and County aforesaid, personally appeared the within named R. C. Adams and wife, Hazel Adams 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 [illegible] day of January, 1960

Phillip E. Cole
Notary Public

My commission expires: May 16, 1961

File: Mid-South Mortgage Corporation

WARRANTY DEED

From R. C. Adams, et ux

To Raymond E. Gardner, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 JAN A.D. 1960
at 3:20 o'clock
Noted in Book 2999 Page 769
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

