BK 3000

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 ------ ---------- ($14,500.00) ---------- DOLLARS Cash in hand paid by Alfred L. Futrell and wife, Mary M. Futrell, the receipt of which is hereby acknowledged, we,

CHARLES A. THIGPEN AND WIFE, LAURA THIGPEN

have bargained and sold, and by these presents do transfer and convey unto the said ALFRED L. FUTRELL AND WIFE, MARY M. FUTRELL 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 8th Civil District of Davidson County, Tennessee, being Lot No. 74 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 3, Register's Office for said County.

Beginning at an iron pin in the northeasterly margin of American Road, the common corner of Lots 74 and 75; thence with the line between said lots, northeastwardly 122.5 feet to a concrete monument at the common corners of Lots 73, 74 and 75; thence with the line between Lots 73 and 74 northwestwardly 129.0 feet to an iron pin in the southeasterly margin of American Court; thence with the margin of American Court, southwestwardly 90.4 feet to a concrete monument, the beginning of a curve; thence around the curve southeastwardly 38.4 feet to a concrete monument in the northeasterly margin of American Road; thence with said margin 90.0 feet southeastwardly to the beginning.

Being the same property conveyed to Charles A. Thigpen and wife, Laura Thigpen by deed from J. Russell Lee and wife, Arvilla H. Lee, as of record in Book 2701, page 205, said Register's Office.

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 Alfred L. Futrell and wife, Mary M. Futrell their heirs and assigns, forever.

And we do covenant with the said Alfred L. Futrell and wife, Mary M. Futrell 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 for 1960 taxes, which have been prorated and are hereby assumed by the pruchasers.

And we, Charles A. Thigpen and wife, Laura Thigpen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred L. Futrell and wife, Mary M. Futrell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of January, 19 60

Charles A. Thigpen

Laura Thigpen

PG 197