BK 3029

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 and other good and valuable considerations paid to us by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an unpaid balance of $8,998.98 as of Jan. 28, 1960, of an original note dated May 28, 1954, in the amount of $10,000.00, which note is secured by a Deed of Trust executed by Claude E. Rutledge and wife to John W. Murphree, Trustee, of record in Book 2264, page 139, Register's Office for Davidson County, Tennessee;
we, Harley J. Allen Jr. and wife Lynn Allen
have bargained and sold, and by these presents do transfer and convey unto the said James M. Whitus, Jr. and wife Reba Jo Whitus

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.30 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Regent Drive at the corner of Lots 30 and 31; thence with the line between said lots, easterly 185 feet to the corner of Lot 32; thence with the line between Lots 31 and 32, southerly 143.3 feet to the north margin of Hogan Road; thence with the margin of said Road, westerly 160.2 feet to the beginning of a curve; thence around said curve northwesterly 39.72 feet to the east margin of Regent Drive; thence with the margin of the same, northerly 120.9 feet to the beginning.

Being the same property conveyed to Harley J. Allen, Jr. and wife, Lynn Allen, by deed from Floyd D. Strane and wife, of record in Book 2398, page 613, said Register's Office.

Subject to restrictions filed for record May 13, 1952, in Book 2046, page 88, as amended by instrument filed for record April 26, 1955, in Book 2396, page 437.

The recorded plan shows an Owner's Certificate, a 60-foot set-back line from Regent Drive, a 35 foot set-back line from Hogan Road and a 10 foot easement along the east rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Whitus Jr. and wife Reba Jo Whitus their heirs and assigns, forever.

And we do covenant with the said James M. Whitus Jr. and wife Reba Jo Whitus 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. 1960 taxes assumed by grantees

And we, Harley J. Allen and wife Lynn Allen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Whitus Jr. and wife Reba Jo Whitus their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of February, 1960

Harley J. Allen Jr.
Lynn Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Harriet L. George, a Notary Public in and for said County and State, the within named Harley J. Allen and wife Lynn Allen, the bargainor, 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 17th day of February, 1960

Commission expires 6-2-62

Harriet L. George
Notary Public

TENNESSEE TITLE COMPANY

PG 151