BK 3029

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - TEN AND NO/100 - (\$10.00) - DOLLARS

Cash in hand paid by EDWARD B. SMITH AND WIFE, VIRGINIA BENNETT SMITH, and other good and valuable considerations, the receipt of which is hereby acknowledged

SOUTHEASTERN LAND DEVELOPMENT COMPANY, A Tennessee Corporation without a seal, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said EDWARD B. SMITH AND WIFE, VIRGINIA BENNETT SMITH 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. 1057 on the Plan of Brentwood Hall, Section XIV, as of record in Book 2663, page 129, Register's Office for said County.

Said Lot No. 1057 fronts 165 feet on the east side of Cochran Drive and runs back 126.7 feet on the south line and 139 feet on the north line, to a dead line in the rear on which it measures 180 feet.

Being part of the property conveyed to Southeastern Land Development Company, by deed from G. T. Developers, Inc., of record in Book 2961, page 631, Register's Office for said County.

The above described property is conveyed subject to restrictions of record in Book 1788, page 143; Book 2396, page 523; Book 2905, page 287, and conditions on the plan of record in Book 2663, page 129, 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 EDWARD B. SMITH AND WIFE, VIRGINIA BENNETT SMITH their heirs and assigns, forever. And the grantor herein does, ~~do~~ covenant with the said EDWARD B. SMITH AND WIFE, VIRGINIA BENNETT SMITH 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, except by taxes for the year 1960, which have been prorated and adjusted and are hereby assumed by the grantee.

And the grantor herein, does ~~do~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said EDWARD B. SMITH AND WIFE, VIRGINIA BENNETT SMITH their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, SOUTHEASTERN LAND DEVELOPMENT COMPANY, has caused this instrument to be executed by its duly authorized officers on this 20th day of February 1960.

SOUTHEASTERN LAND DEVELOPMENT COMPANY

Attest: C. Donald Lunn, Secretary-Treasurer — By: Lowell Walker Pres

STATE OF TENNESSEE, DAVIDSON COUNTY (SEE CORPORATION ACKNOWLEDGEMENT)

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

PG 543