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REAU E. FOLK, JR., FORM

WARRANTY DEED G-139936

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

J. E. BALTHROP, W. K. JONES and R. J. RICHMOND, a partnership, doing business as HILLHURST HOMES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS EDWARD ERWIN and wife, EMOJENE ERWIN,

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:

Being Lot No. 19 on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Fannin Drive at the corner of Lots 19 and 20; thence with the line between said lots westerly 268.8 feet to a point; thence northerly 155 feet to the south margin of Dorr Drive; thence with the margin of the same, easterly 243.3 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Fannin Drive; thence with the margin of the same, southerly 130 feet to the point of beginning.

Being the same property conveyed to J. E. Balthrop, W. K. Jones and R. J. Richmond, a partnership, doing business as Hillhurst Homes, by deed from Swift-Garrison-Dorris Developers, Inc., of record in Book 3033, page 457, Register's Office for Davidson County,

This conveyance is made subject to restrictions of record in Book 2925, page 111, and an easement in regard to cutting trees, near the telephone lines, of record in Book 1153, page 38, 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, except the 1960 taxes, which have been prorated and assumed by the grantees.

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 30 day of Sept, 1960.

HILLHURST HOMES:-

By: Partner

Partner

Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Meroe, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. E. Balthrop, W. K. Jones and R. J. Richmond, a partnership, d/b/a Hillhurst Homes, the bargainor(s), 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 30 day of Sept, 1960.

William H. Meroe
Notary Public

My commission expires: 13, 1962

13, 1962

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