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WARRANTY DEED

For and in consideration of the sum of Seventeen Thousand Seven Hundred Fifty and no/100 - ----------($17,750.00) ---------- *DOLLARS*

cash in hand paid by Johnny T. Spears and wife, Verna M. Spears, the receipt of which is hereby acknowledged,

We, W. F. Carr and wife, Dorothy G. Carr,
have bargained and sold, and by these presents do transfer and convey unto the said Johnny J. Spears and wife, Verna M. Spears, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Dalemere Subdivision, Section One, as of record in Book 2900, page 35, Register's Office for said County.
Said lot No. 14 fronts 101.57 feet on the westerly side of Matilda Street and extends back 327.38 feet on the northerly line and 354.15 feet on the southerly line to a dead line, measuring 140 feet thereon.
Being part of the real property conveyed to W. F. Carr and wife, Dorothy G. Carr, by deed from Oliver H. Dale and wife, dated December 15, 1959, filed December 16, 1959, and recorded in book 2997, page 191, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the westerly line of premises anchor easement at the southeast corner of premises, 50-foot building setback line from Matilda Street, and conditions of owners certificate, as shown on plan of record in book 2900, page 35, said Register's Office, and restrictive covenants of record in book 2960, page 222, 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 Johnny T. Spears and wife, Verna M. Spears, their
heirs and assigns, forever.

And we *do covenant with the said* Johnny T. Spears and wife, Verna M. Spears,
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 taxes for 1960 which are to be prorated and assumed by the grantees.

And we, W. F. Carr and wife, Dorothy G. Carr,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Johnny T. Spears and wife, Verna M. Spears,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 27th *day of* September, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. F. Carr

Dorothy G. Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Joe L. Jenkins, *a Notary Public in and for said County and State,* W. F. Carr and wife, Dorothy G. Carr,

the within named 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 27TH *day of* September, *19* 60

Mrs Joe L. Jenkins
Notary Public

Commission expires May 26, 1962

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