

WARRANTY DEED

For the consideration hereinafter set out, we, [illegible] and wife, Glen L. Lee, have bargained and sold and by these presents sell, transfer and convey unto William [illegible] Fraser and wife, Colleen Walker Fraser, the following described property located in the ____ Civil District of Davidson County, Tennessee, more fully described as follows:

Lot No. 69 in Grieve Hill Estates, Section 2, Revised, of record in Book 2, page 124, Register's Office of Davidson County, Tennessee.

Lot No. 69 fronts 75 feet on the east side of Hunt Drive and extends back 215.7 feet on the north line and 211.1 feet on the south line to a width at the rear of 75 feet. Said property is subject to the terms, herein by reference made a part hereof, as of record in Book [illegible], page 75 of said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2016, page 87, and utility easements as set forth in the plat of record in Book 1737, at page 126.

To have and to hold unto the said William [illegible] Fraser and wife, Colleen Walker Fraser, their heirs and assigns, together with all rights, titles, interest, hereditaments and appurtenances thereunto belonging and pertaining, except the matters set forth above and the mortgage indebtedness herein after described.

We covenant that we are lawfully seized and possessed of said property, have a good and lawful right to convey the same, and that it is unencumbered, except as set forth below; and we do further covenant and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

The consideration for this conveyance is the sum of Fifteen Hundred ($1500.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, and the assumption by the Grantees herein of a certain mortgage indebtedness against the property as is fully set out in Book 2237 at page 537 of the Register's Office of Davidson County, Tennessee. This instrument secures a note executed March 9, 1954, in the original amount of Nine Thousand Seven Hundred Fifty ($9,750.00) Dollars, and the Grantees assume and agree to pay the indebtedness therein described, to which reference is made. This instrument was