REAU E. FOLK, JR., FORM

WARRANTY DEED G-138343

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

and other good and valuable considerations paid by the Grantees herein, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 15, 1959, payable to First Federal Savings & Loan Association, for the sum of $16,100.00, with interest at 4-3/4% per annum and a 1% service fee per annum; principal, interest and service fee all payable in monthly installments of $101.29 each, beginning March 1, 1959, the said note being secured by a trust deed to Louis R. Linx, Trustee, executed by Donald Foreman Usner and wife, of record in Book 2696, page 13, Register's Office for Davidson County, Tennessee,

DONALD FOREMAN USNER and wife, MARY V. USNER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JOHN W. LOWE and wife, KATHERINE MORGON,

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. 24 on the Plan of Crest Meade, Section I, of record in Book 2331, page 153, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Clematis Drive at the corner of Lots 13 and 24; thence with the line between said lots, southeasterly 256.2 feet to a corner of Lot No. 26; thence with the line between Lots 24 and 26, southwesterly 180.7 feet to the northeasterly margin of Davidson Road; thence with the margin of the same, northwesterly 204.9 feet to the beginning of a curve; thence around said curve, northerly 37.1 feet to the margin of Clematis Drive; thence with the margin of the same northeasterly 110.1 feet to the point of beginning.

Being the same property conveyed to Donald Foreman Usner and wife, Mary V. Usner, by deed from Ira T. Adams and wife, of Record in Book 2877, page 245, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2602, 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 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 as shown above and except for 1960 taxes, which have been prorated and assumed by 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 2nd day of SEPT, 1960.

Donald Foreman Usner

Mary V. Usner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, Notary Public in and for the State and County aforesaid, personally appeared the within _____, the bargainor(s), 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, the _____ day of _____, 19__.

My commission expires: _____

_____
Notary Public