WARRANTY DEED — TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 -($ 10.00) DOLLARS, cash in hand*paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2759, page 31; Book____, page____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

H. D. Ayers and wife, Monteal Ayers,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Malcolm L. Barrett and wife, Rachel S. Barrett

hereinafter called the Buyer, his heirs, successors 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. 20 on the Plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for said County. Said Lot No. 20 fronts 168.2 feet on the northerly side of Wheeler Avenue, and extends back 184.1 feet on the westerly line and 152.1 feet on the easterly line, to an irregular line in the rear on which it measures 219.2 feet.
Being the same property conveyed to H. D. Ayers and wife, Monteal Ayers, by deed from E. A. Farley and wife, Ethel Farley, of record in Book 2742, page 333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 22nd day of August, 1960.

H. D. Ayers

Monteal Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Waller, a Notary Public in and for said State and County aforesaid, personally appeared the within named H. D. Ayers and wife, Monteal Ayers, 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 22 day of August, 1960.

R. L. Waller
Notary Public

My commission expires: My Commission Expires May 9, 1961

17283

WARRANTY DEED

H. D. Ayers et ux

From

To

Malcolm L. Barrett et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

[redacted]

BARRETT REALTY CO.
Nashville, Tennessee