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_______, page______; Book______, page______, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Malcolm L. Barrett and wife, Rachel S. Barrett,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Jesse H. Fortner and wife, Lavonia G. Fortner,

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:

Being Lot No. 3 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County.

Said Lot No. 3 fronts 217 feet on the southeasterly side of Foothill Drive and extends back 222.5 feet on the northeasterly line and 214.8 feet on the southwesterly line to a rear line, measuring 177.5 feet thereon.

Being the same property conveyed to Malcolm L. Barrett and wife, Rachel S. Barrett, by deed from T. D. Richardson and wife, Eva J. Richardson, of record in Book ______, page _____, said Register's Office.

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 hand s this 31st day of January , 1961 .

Malcolm L. Barrett

Rachel S. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Malcolm L. Barrett and wife, Rachel S. Barrett, 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 31 day of January 1961 .

My commission expires: Nov. 23, 1964

Tom G. Coleman
Notary Public

24743

WARRANTY DEED

From Malcolm L. Barrett et ux

To Jesse H. Fortner et ux

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

File: Tom Coleman