WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 21, 1957, executed by Harry D. Claybrook and wife, Mary A. Claybrook, payable to The Prudential Insurance Company of America for the original principal sum of $14,000.00, and secured by Deed of Trust of record in book 2674, page 495, Register's Office for Davidson County, Tennessee,

We, Harry D. Claybrook and wife, Mary A. Claybrook,
have bargained and sold, and by these presents do transfer and convey unto the said I. Linwood Wade and wife, Nelle M. Wade, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 40 on the Plan of Russwood Heights, as of record in book 2133, pages 12 and 13, Register's Office for said County. Said Lot No. 40 fronts 116.5 feet on the easterly side of Trimble Road and extends back 344 feet on the northerly line and 347.3 feet on the southerly line to a dead line, measuring 116.7 feet thereon. Being the same real property conveyed to Harry D. Claybrook and wife, Mary A. Claybrook, by deed from Heyte J. Kitses and wife, dated October 22, 1957, filed October 22, 1957, and recorded in book 2701, page 273, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in book 2098, page 60, said Register's Office, and as shown on the Plan of record in book 2133, pages 12 and 13, said Register's Office.

1961 taxes have been pre-rated and are assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I. Linwood Wade and wife, Nelle M. Wade, their
heirs and assigns, forever.
And we do covenant with the said I. Linwood Wade and wife, Nelle M. Wade,
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.

And we, Harry D. Claybrook and wife, Mary A. Claybrook,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said I. Linwood Wade and wife, Nelle M. Wade, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of March, 19 61

Harry D Claybrook

Mary A. Claybrook