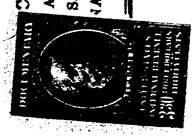
WARRANTY DEED

FROM John Patrick Rowan, Jr., et ux

TO Hazel M. Boyd

Filed for record 29 MAR A.D. 1961 8:36 o'clock A.M.
Recorded in Book 68 Page 354
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

Compliments of
Guaranty Title Company
A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE



WARRANTY DEED

For and in Consideration of the sum of fourteen thousand, six hundred, fifty and 46/100----------($14,650.46)----DOLLARS

of which sum $3,000.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Hazel M. Boyd has assumed and agreed to pay the unpaid balance of $11,650.46 of a note in the original amount of $12,950.00, with interest at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $65.66 each, and said note is secured by a deed of trust of record in book 2430, page 623, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same have been assigned to The Bowery Savings Bank by instrument of record in book 2431, page 184, said Register's Office,

we, John Patrick Rowan, Jr. and wife, Martha S. Rowan

have bargained and sold, and by these presents do transfer and convey unto the said

Hazel M. Boyd, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 105 on the Plan of Brentwood Hall, Section 5, as of record in book 2133, page 127, Register's Office for said County. Said lot No. 105 fronts 125 feet on the southerly side of Brentlawn Road and runs back 163.1 feet on the westerly line and 175.8 feet on the easterly line to a dead line, measuring 113 feet thereon.

Being the same real property conveyed to John Patrick Rowan, Jr. and wife, Martha S. Rowan, by deed from Joe Zeitlin, et al, dated August 10, 1955, filed August 15, 1955, and recorded in book 2445, page 233, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, 50-foot building setback line from Brentlawn Road, and conditions of owners certificate as shown on plan in book 2133, page 127, Said Register's Office, restrictive covenant contained in an instrument of record in book 1788, page 143, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2299, page 551, said Register's Office.