WARRANTY DEED

FROM 38652

Everett L. Poindexter et ux

TO

Charles M. Throgmorton, et ux

(Merlin Realty Co.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of MAY A.D. 1961
at 8:45 o'clock A.M.
Noted in Book 18 Page 29
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman B
NASHVILLE, TENN.

163105

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten & No/100 - ($10. 0) - - - - - - - - - - - - - DOLLARS

Cash in hand paid this date and other good and valuable considerations; the receipt of all of which is herein acknowledged, and Charles M. Throgmorton and wife, Mary C. Throgmorton, do assume and agree to pay the unpaid balance of $12,253.17 on a debt secured by a deed of trust executed by Everett L. Poindexter and wife, Mary T. Poindexter, to John W. Murphree, Trustee, of record in Book 2572, Page 17, Register's Office, Davidson County, Tennessee.

Everett L. Poindexter and wife, Mary T. Poindexter,

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

Charles M. Throgmorton and wife, Mary C. Throgmorton

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. 77 on the Map of a Resubdivision of part of Crievewood, as of record in Book 2330, Page 90, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of Barrywood Drive at the corner of lots Nos. 77 and 78; thence with the line between said lots, south 15 degrees 10' east 185 feet to a concrete monument, south 0 degrees 20' east 301.9 feet to an iron pin; thence south 89 degrees 56' west 90 feet to a corner of lot No. 76; thence with the line between lots Nos. 76 and 77, north 0 degrees 24' east 284 feet to a concrete monument; thence north 15 degrees 10' west 178.8 feet to the south margin of Barrywood Drive; thence with the margin of the same, north 74 degrees 50' east 87.3 feet to the beginning.
Being the same real property conveyed to Everett L. Poindexter and wife, Mary T. Poindexter, by deed from M. T. Melvin and wife, dated October 19, 1956, filed October 24, 1956, and recorded in book 2598, page 401, said Register's Office.

This conveyance is made subject to restrictions of record in book 2491 Page 278, Register's Office for Davidson County.

Included in this conveyance Everett L. Poindexter and wife, Mary T. Poindexter, do transfer all right, title and interest in Escrow Account on deposit with Murphree Mortgage Company, to Charles M. Throgmorton and wife, Mary C. Throgmorton.