WARRANTY DEED

FROM

Jack L. Garner et ux

TO

Kenneth L. Bernhardt et ux

File: Union Trust Co. box.

AUG 16 1961

Compliments of ...ty Title Company A Division of ... Title Insurance Company ...rican Trust Building ... Cor. Third & Union ...VILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ($10.00)

- - - - - TEN AND NO/100 - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $10,184.88 of an original note dated October 1, 1959, in the amount of $10,750.00, which note is secured by a Deed of Trust executed by Jack L. Garner and wife, to Everett A. Covington, Jr., Trustee, of record in book 2986, page 637, Register's Office for Davidson County, Tennessee, and also, the assumption by the grantees herein, of an unpaid principal balance of $1,030.08 of an original note dated October 1, 1959, in the amount of $1,200.00, which note is secured by a Deed of Trust executed by Jack L. Garner, and wife, to Everett A. Covington, Jr., Trustee, of record in book 2987, page 140, Register's Office for Davidson County, Tennessee.

We, Jack L. Garner and wife, Beverly H. Garner,

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

Kenneth Miller Bernhardt and wife, Lillian M. Bernhardt, their

heirs 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. 17 on the Plan of Sky View, as of record in book 2331, pages 54 and 55, Register's Office for said County.

Said Lot No. 17 fronts 201.4 feet on the easterly side of Parkway Drive and extends back 285 feet on the northerly line and 388 feet on the southerly line to a dead line measuring 133.7 feet thereon.

Being the same real property conveyed to Jack L. Garner and wife, Beverly H. Garner, by deed from Union Trust Company, dated October 1, 1959, filed October 6, 1959 and recorded in book 2963, page 243, said Register's Office.

This conveyance is made subject to restrictions of record in book 2444, page 576, and in book 1788, page 516, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along easterly and southerly lines of premises, easement for a pump house in the northwest corner, 60-foot building setback line from Parkway Drive, and conditions of owners certificate as shown on plan of record in book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.