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WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------*DOLLARS*
cash in hand to us paid by Michael F. Nolan and wife, Gertrude G. Nolan, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, John A. Ramsey, Jr. and R. H. Daugherty,
have bargained and sold, and by these presents do transfer and convey unto the said Michael F. Nolan and wife, Gertrude G. Nolan, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.
Said Lot No. 46 fronts 154.4 feet on the north side of Montcrest Drive and runs back between lines, 423.8 feet on the east line and 508.9 feet on the west line to a dead line in the rear which is a broken line on which it measures 330.4 feet.
Being the same property conveyed to John A. Ramsey, Jr. and R. H. Daugherty, by deed from Eugenia Notgrass Daniel, of record in Book 3075, page 409, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2435, page 237, as amended by instruments of record in Book 2446, page 405, Book 2447, page 303, and Book 2603, page 440, said Register's Office.
In accordance with Sec. No. 13 of amended restrictions of record in Book 2603, page 442, R.O.D.C., Tenn., Hillsboro Park, Inc., a Tennessee corporation, joins in this conveyance, through its duly authorized officer, solely for the purpose of evidencing its agreement to this conveyance to grantees named herein.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael F. Nolan and wife, Gertrude G. Nolan, their *heirs and assigns, forever.*

And we *do covenant with the said* Michael F. Nolan and wife, Gertrude G. Nolan, *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,* except by 1961 taxes which are prorated and assumed.

And we, John A. Ramsey, Jr. and R. H. Daugherty,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Michael F. Nolan and wife, Gertrude G. Nolan, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 16th *day of* August, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILLSBORO PARK, INC.
By: [signature]
President

[signature]
[signature]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature] *a Notary Public in and for said County and State,* John A. Ramsey, Jr. and R. H. Daugherty,
the within named 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* 16 *day of* August, *19*61.

[signature] *Notary Public*

Commission expires Jan 17, 1964

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