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WARRANTY DEED

FROM ROSE S. SMITH

TO BUFORD G. SWEENEY AND WIFE, DOROTHY L. SWEENEY

GUARANTY TITLE & ABSTRACT CO. TITLE OFFICE

STATE OF TENNESSEE, DAVIDSON COUNTY } Received for record 23 day of AUG A.D. 1961 at 11:05 o'clock A.M. Noted in Book 92 Page 225 Recorded in Back Page Recording Fee $2.25 JAMES P. WILSON, Register

Attorneys Title Company

For and in Consideration of the sum of Twenty Eight Thousand Five Hundred and No/100-- ----------($28,500.00) ----------**DOLLARS**

Cash in hand paid by Buford G. Sweeney and wife, Dorothy L. Sweeney, the receipt of which is hereby acknowledged, I,

Rose S. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Buford G. Sweeney and wife, Dorothy L. Sweeney **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. 407 on the Plan of Hillsboro Park, Section V, of record in Book 2663, page 45, Register's Office for said County.

Said Lot No. 407 fronts 176.6 feet on the north side of Ashland Drive and runs back between lines, 178 feet on the east line and 302.2 feet on the west line to a dead line in the rear on which it measures 250 feet.

Being the same property conveyed to Rose S. Smith, for her sole and separate use, by deed from J. M. Medlin & Company, a Tennessee Corporation, of record in Book 2857, page 19, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

We, Hillsboro Park, Inc., join in this conveyance for the purpose of giving our written consent for this conveyance, but in so doing, we reserve the right to pass upon the purchaser or to exercise our option in the event Buford G. Sweeney ever desires to sell the herein described property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buford G. Sweeney and wife, Dorothy L. Sweeney **their heirs and assigns, forever.**

And I **do covenant with the said** Buford G. Sweeney and wife, Dorothy L. Sweeney **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

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