WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10,200.00

Ten Thousand, Two Hundred and no/100 **DOLLARS**

Cash in hand paid by Francis James McGrath and wife, Dorothy C. Roe McGrath, the receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has/have **bargained and sold, and by these presents do/es transfer and convey unto the said** Francis James McGrath and wife, Dorothy C. Roe McGrath

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. 221 on the Plan of Bel-Air, Section II, as of record in Book 2900, page 29, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northeasterly margin of Elissa Drive, on the common corner of Lots 221 and 222, and running back 128 feet along the common boundary of said lots to an iron pin; thence southeasterly 80 feet along the common boundary of Lots 221 and 225 to a concrete marker; thence south 1 degree, 25 minutes west 128 feet to a concrete marker on the margin of Elissa Drive; thence 116.9 feet along said margin to the point of beginning.

Being part of the same property conveyed to New Haven Park Company by deed from H. & B Inc. of record in Book 3101, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above 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 Francis James McGrath and wife, Dorothy C. Roe McGrath their **heirs and assigns, forever.**

And it does **do covenant with the said** Francis James McGrath and wife, Dorothy C. Roe McGrath **that** it is **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 proprated and are hereby assumed by the purchasers.

And NEW HAVEN PARK COMPANY
es successors
do/further covenant and bind itself, its **and representatives, to warrant and forever defend the title to the said land to the said** Francis James McGrath and wife, Dorothy C. Roe McGrath, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF NEW HAVEN PARK COMPANY, a Corporation aforesaid has caused this ~~Witness my hand this~~ instrument to be executed by its duly authorized officers on this 22nd day of September, 1961.

NEW HAVEN PARK COMPANY

Attest: Chloe D. Waskanin
Chloe D. Waskanin, Secretary

By: N. H. Barker
N. H. Barker, President