WARRANTY DEED — The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($ 10.00),

Cash in hand paid by Patrick M. Sexton and wife, Nan H. Sexton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and as a further part of the consideration the grantee herein named assumes and agrees to pay the unpaid balance now owing on one certain note secured by a Deed of Trust of record in Book 3175, page 13, Register's Office for Davidson County, Tennessee,

we, John B. Merritt, and wife, Mary P. Merritt,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Patrick M. Sexton and wife, Nan H. Sexton,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 232 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 232 fronts 96.8 feet on the southeasterly side of Downeymeade Court and runs back between lines 221.2 feet on the northeasterly line and 144.43 feet on the southwesterly line to a dead line in the rear on which it measures 95.68 feet.

Being the same property conveyed to John B. Merritt, and wife, Mary P. Merritt, by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3164, page 41, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above and restrictions of record.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7 day of February, 1962

John B. Merritt — Mary P. Merritt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, [signature], a Notary Public in and for the State and County aforesaid, personally appeared the within named John B. Merritt and wife, Mary P. Merritt the 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 Donelson, Tennessee, this, the 7th day of February, 1962

[signature], Notary Public

My commission expires: Oct. 20, 1965

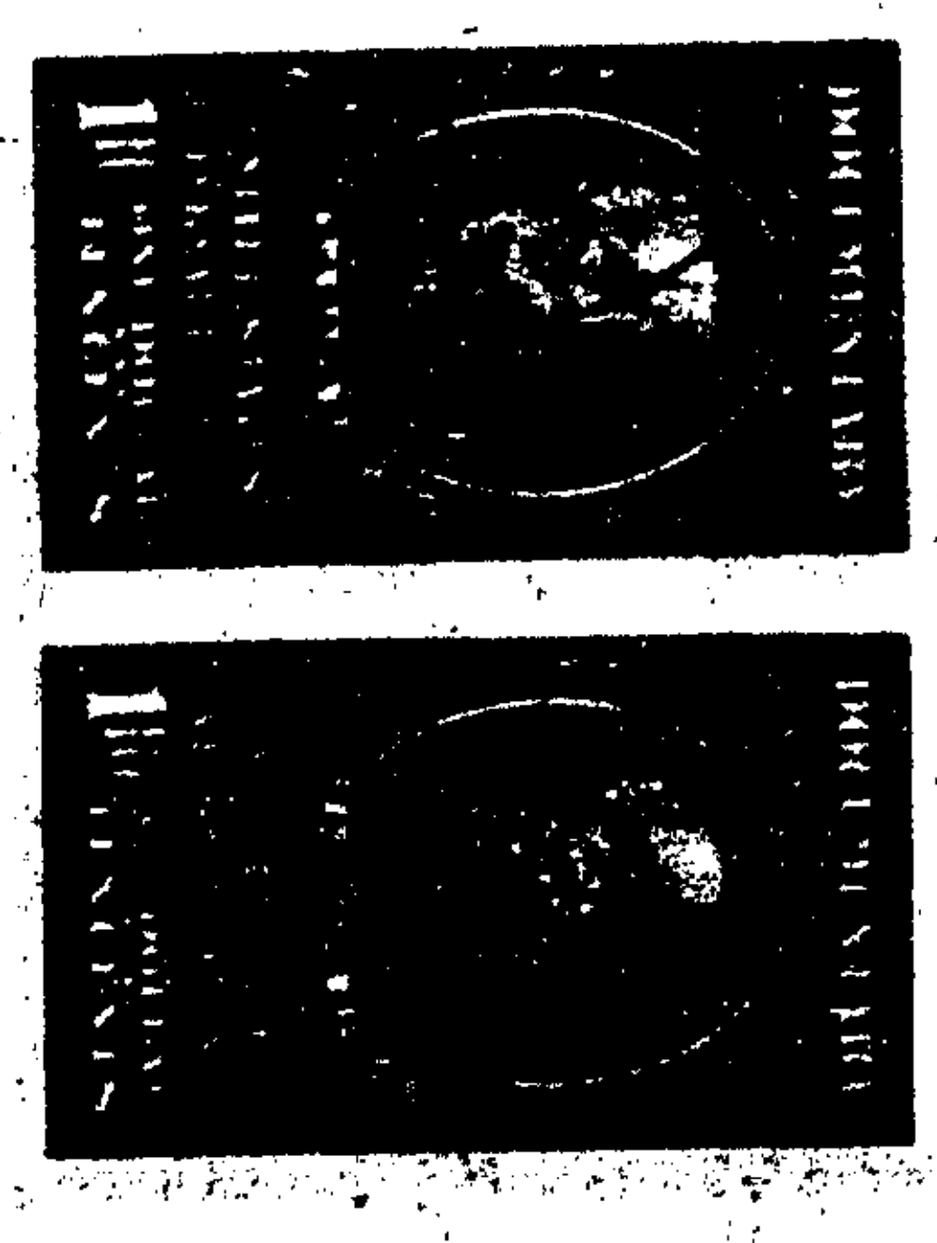
WARRANTY DEED

From John B. Merritt and wife, Mary P. Merritt

To Patrick M. Sexton and wife, Nan H. Sexton

33212

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of FEB A.D. 1962 at 9:32 o'clock A. M.
Noted in Book 101 Page 126
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Deputy Reg.



return by mail to
THE DAVIDSON COUNTY TITLE CO. INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE