

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of -

- - - - - - - - - - - - - TEN ($10.00) & 00/100 - - - - - - - - - - - - - DOLLARS

cash in hand paid by Bynoth Robert Bird and wife, Hannah G. Bird, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. B. Downey & Sons, Inc., a Tennessee Corporation, has ~~xhaxx~~ bargained and sold, and by these presents do transfer and convey unto the said Bynoth Robert Bird and wife, Hannah G. Bird, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 140 on the Plan of West Meade Estates, Section 3, as of record in Book 3106, page 75, Register's Office for said County, described as follows:

Beginning on the easterly margin of Windrowe Drive at the corner of Lots Nos. 139 and 140; thence with said Drive northwardly 131.8 feet; thence south 79° 04' east 283.55 feet; thence south 20° 49'west 100.35 feet; thence south 35° 43' west 68.4 feet to the corner of Lots Nos. 139 and 140; thence with the line between said two Lots westwardly 247.5 feet to the beginning.

Being the same real property conveyed to J. B. Downey and Sons, Inc., a Tennessee Corporation, by deed from J. B. Downey et al, dated January 15, 1962, filed January 22, 1962, and recorded in Book 3338, page 594, 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bynoth Robert Bird and wife, Hannah G. Bird, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Bynoth Robert Bird and wife, Hannah G. Bird, 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.

And it, the said J. B. Downey & Sons, Inc., a Tennessee Corporation, does ~~do~~ further covenant and bind itself, its Successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Bynoth Robert Bird and wife, Hannah G. Bird, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof J. B. Downey & Sons, Inc., a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officers this the 28th day of June, 1962.

J. B. Downey & Sons, Inc.,

ATTEST: Miriam E. Downey Sec

Miriam E. Downey, Secretary

By: John B. Downey

J. B. Downey, President