WARRANTY DEED

For and in consideration of the sum of $10.00 -
- - - - - - - - Ten and No/100 - DOLLARS
cash in hand paid by J. N. Leech and wife, Gladys B. Leech, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Ernest A. Jones and wife, Frances Shirley Jones *have bargained ~~and sold~~, and by these presents do transfer and convey unto the said* - - - - - J. N. Leech and wife, Gladys B. Leech, their - - - - - - - - - - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 12 of Block H on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 & 72, Register's Office for said County.
Said lot No. 12 fronts 100 feet on the northerly side of Gilman Avenue and runs back between parallel lines, 200 feet to a dead line.
Being the same property conveyed to Ernest A. Jones and wife, Frances Shirley Jones, by deed from James E. Adams and wife, as of record in Book 1878, page 258, said Register's Office.

This conveyance is made subject to the following:
Restrictions filed for record prior to Feb. 15, 1950, in Book 1303. page 693, in Book 1300, page 397, and in Book 1361, page 210.
Easement granted Southern Bell Telephone & Telegraph Co., by J. U. Rust, Jr. Agt., as of record in Book 1065, page 6, being an easement for telephone lines, etc.
The recorded plan shows a 50 foot building set-back line from Gilman Avenue and a 10 foot easement for public utilities along the rear of both lots.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. N. Leech and wife, Gladys B. Leech, their - - - - - - - *heirs and assigns, forever.*

And we *do covenant with the said* J. N. Leech and wife, Gladys B. Leech - - - - *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 1962 taxes which have been prorated as of October 1, 1962 and assumed by the grantees.

And We, Ernest A. Jones and wife, Frances Shirley Jones *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. N. Leech and wife, Gladys B. Leech, their - - - *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 25th *day of* September, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest A. Jones
Ernest A. Jones
Frances Shirley Jones
Frances Shirley Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, *a Notary Public in and for said County and State,* Ernest A. Jones and wife, Frances Shirley Jones *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, Davidson County, *Tennessee, this* [illegible] *day of* September, *19* 62

Frankie Wilkes *Notary Public*

Commission expires 5-7-66