TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by David E. Everson and wife, Betty R. Everson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, said Andrew Ewing, Trustee, acting pursuant to powers conferred upon me by certain deed of record in Book 2445, page 220, Register's Office for said County, reference being made to said deed for powers therein conferred, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 57 on the Plan of Chickering Valley, as of record in Book 2331, page 122, Register's Office for said County.
Said Lot No. 57 fronts 170 feet on the east side of Chickering Court and runs back 608.3 feet on the south line and 598.4 feet on the north line to a dead line in the rear on which it measures 170 feet.
Being the same property conveyed to ANDREW EWING, TRUSTEE, with full power, by deed from James B. Turner, Trustee, of record in Book 3178, page 516, said Register's Office.

This conveyance is made subject to restrictions filed for record June 11, 1956 in Book 2542, page 25, and the recorded plan which shows an Owner's Certificate a 150 foot set-back line from Chickering Court and a 10 foot easement for public utilities along the rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever., insofar as I, as Trustee, am authorized so to do, but not otherwise.

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

Witness our hands this 6th day of February 1963

Andrew Ewing, Trustee

Andrew Ewing, Trustee

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Betty Paage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

PRO. FEE 382
TOTAL $ 387
FEB 13 1963
R. E. WORRALL
COUNTY COURT CLERK

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 1963.

Commission expires 10-26-63

Betty Paage
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From 47583

ANDREW EWING, TRUSTEE

To

DAVID E. EVERSON and wife,

BETTY R. EVERSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1963 at 2:07 o'clock P. M.
Noted in Book 104 Page 192
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.

Published by
TENNESSEE TITLE COMPANY