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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

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

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

SWEENEY-CLARK REALTY CO., INC., a Tennessee Corporation,

has bargained and sold, and by these presents does transfer and convey unto the said

JOE D. ALLEN AND WIFE, VERDA H. ALLEN,

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. 317 on the Plan of Section 11, 1st Addition, Gra-Mar Acres, as of record in Book 3500, page 18, Register's Office for said County.
Said Lot No. 317 fronts 96 feet on the north side of Stanvid Drive, and extends back 360.3 feet on the easterly line and 379.2 feet on the westerly line, to a dead line on which it measures 143 feet.
Being part of the property conveyed to Sweeney-Clark Realty Co., Inc., by two deeds from Nellie L. Owen, one of record in Book 2342, page 493, and one of record in Book 3498, page 319, both in said Register's Office.
The restrictive covenants of record in Book 2875, page 474, applicable to Gra-Mar Acres, Section 11, are hereby made applicable to the above described property, and are hereby binding on the grantees their heirs and assigns.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOE D. ALLEN AND WIFE, VERDA H. ALLEN, their heirs and assigns, forever.

And the grantor does covenant with the said JOE D. ALLEN AND WIFE, VERDA H. ALLEN, 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 the grantor herein, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of March, 1963

SWEENEY-CLARK REALTY CO., INC.,

Attest: Angie H. Clark, Secretary — By: Franklin G. Clark, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at X, Tennessee, this day of X, 19

Commission expires X Notary Public

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