WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Five Hundred and No/100 ------- ----------($13,500.00) ---------- **DOLLARS**

Cash in hand paid by George R. Duncan and wife, Marie H. Duncan, the receipt of which is hereby acknowledged, we,

JOHN B. BUCHANAN, JR. AND WIFE, GLORIA M. BUCHANAN

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** George R. Duncan and wife, Marie H. Duncan

their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 287 on the Map of Section Four, Crieve Hall Estates, as of record in Book 2133, page 80, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Monterey Drive at the common corner of Lots 287 and 288; thence with said Drive in a northeasterly direction around a curve, 168.23 feet to a concrete monument, and continuing with said Drive northerly 4.67 feet to another concrete monument at the beginning of a curve; thence around said curve in an easterly direction 39.27 feet to a concrete monument; thence southwesterly 5 feet to a concrete monument in the southerly margin of Bramblewood Drive; thence with said Drive in an easterly direction along a slight curve 154.36 feet to a concrete monument at the northeast corner of Lot 287; thence along the rear line of said lot southerly 110 feet to the common corner of Lots 287 and 288; thence westerly with the line between said lots, 213.4 feet to the point of beginning.

This tract is improved and known as 501 Bramblewood Drive, Nashville, 4, Tennessee.

Being the same property conveyed to John B. Buchanan, Jr. and wife, Gloria M. Buchanan, by deed from Crestwood Realty, Inc., as of record in Book 2280, page 321, 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.

Send tax statements to Guaranty Mortgage Company, 316 Union Street, Nashville 3, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George R. Duncan and wife, Marie H. Duncan _____ their _____ **heirs and assigns, forever.**

And we **do covenant with the said** George R. Duncan and wife, Marie H. Duncan _____ **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 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B. Buchanan, Jr. and wife, Gooria M. Buchanan **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George R. Duncan and wife, Marie H. Duncan _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 30th **day of** April, 19 63.

_____ John B. Buchanan Jr.

_____ Gloria M Buchanan