WD:ed
4-23-63

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by W. Lamar Williams and wife, Mary Williams, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William W. Calkins and wife, Carolyn Calkins, 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:

Being the westerly 150 feet of Lot No. 6 on the plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ____, 1910, as follows:

Beginning in the center of Golf Club Road at a point 750 feet west of the center line of 23rd Avenue, South, said point being 25 feet north of the northwest corner of the property conveyed to James P. Beattie and wife by deed from Joseph J. Connor and wife, of record in Book 1157, page 637, Register's Office for said County; thence southwardly 25 feet to said Beattie's northwest corner, continuing in the same direction and with said Beattie's westerly line 342.7 feet, more or less, in all 367.7 feet to the northerly line of Lot No. 14; thence with said line, westerly 150 feet to the southeast corner of the property conveyed to Harry Jordan, et al, by deed from Irma Lucille Freeland and husband, of record in Book 906, page 122, said Register's Office; thence with Jordan's easterly line, northwardly 368.7 feet to the center of Golf Club Road; thence with the center of said Road, eastwardly 150 feet to the beginning.

This is the same property that was deeded to deceased by two conveyances, one from Richard Calkins, et ux, of record in Book 2031, page 253, R.O.D.C., Tennessee, and one from Harry R. Calkins, et ux, of record in Book 2031, page 257, R.O.D.C., Tennessee.

William W. Calkins age- 39

And being the same property inherited by William W. Calkins as the only child and sole heir of his mother, Josephine W. Calkins, who died on February 28, 1963, a resident of Davidson County, Tennessee.

The above property is subject to lien of 1963 property taxes, which have been prorated to the date of this deed and payment of which grantees assume, all applicable governmental zoning and building statutes, ordinances and regulations and any easements for utility purposes.

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