TENNESSEE TITLE COMPANY

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

cash in hand paid by Beecher E. Bilbrey, Jr. and wife, Martha R. Bilbrey

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said deed for powers therein conferred upon me,

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. 5 on the Plan showing Revision of Lots 1 through 8, both inclusive, on the Map of Chickering Valley, of record in Book 2854, page 58, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Chickering Lane at the corner of Lots No. 5 and 7; thence with the line between said lots, north 55°53' East 279 feet to a point; thence South 0° 13' West 143.6 feet to a point; thence South 60° 40' East 132.1 feet to a tract marked "Entrance to Sequoia Club"; thence along the line of said tract, southwesterly 191.1 feet to the margin of Chickering Lane; thence with the margin of said Lane, northwesterly 85.7 feet to a concrete monument and continuing with the margin of said Lane, northwesterly, around a slight curve, 240 feet to the point of beginning. Being part of the property conveyed to Andrew Ewing, Trustee, with full power, by deed from Timothy C. Martin, et al, of record in Book 2445, page 220, said Register's Office.

This conveyance is made subject to restrictions recorded July 11, 1956, in Book 2542, page 25, and the recorded plan which shows an Owner's Certificate, a 75 foot set-back line from Chickering Lane, and a 10 foot easement for public utilities along the northeasterly rear lines of the lot.

The above described property is unencumbered except taxes for 1963 which have been prorated and assumed by the Grantees herein.

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 4th day of June 1963

Andrew Ewing, Trustee (signature)

Andrew Ewing, Trustee

STATE TAX $ 6.75
PROBATE .50
TOTAL $ 7.25

JUN 6 1963

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

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

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 4th day of June, 1963

Betty Poage (signature)

Commission expires October 26, 1963 Notary Public.

Warranty Deed

FROM

ANDREW EWING, TRUSTEE

TO

66854

BEECHER E. BILBREY, JR. and wife, MARTHA R. BILBREY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JUN A.D. 1963 at 1:26 o'clock P. M.
Noted in Book [illegible] Page [illegible]
Recording Book ___ Page ___
Recording Fee $[illegible]
[illegible], Register
Deputy Reg.

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