WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS*
cash in hand paid by Steve P. Gaddes and wife, Jane B. Gaddes, the receipt of which is hereby acknowledged, and the assumption by Grantees of one note dated Feb. 15, 1955, in the principal sum of $15,950.00, with interest, secured by deed of trust from John F. Foley, et ux to Herschel Greer, Trustee, recorded in Book 2378, Page 445, R.O D.C. Tenn., on which there is a balance of $13,400.73;

WE, STEWART J. BACHMANN and wife, BETTY BARBEE BACHMANN,
have bargained and sold, and by these presents do transfer and convey unto the said Steve P. Gaddes and wife, Jane B. Gaddes,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 165 on the Map of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Stillwood Drive at the common corner of Lots Nos. 165 and 166; thence northerly along Stillwood Drive, 120 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 39.27 feet to a concrete monument in the south margin of Barrywood Drive; thence easterly, with said Drive, 220 feet to a concrete monument; thence southerly along the rear line of Lot No. 165, 145 feet to the common corner of lot No. 166; thence westerly, with the line between said lots, 245 feet to the beginning.

Being the same real property conveyed to Stewart J. Bachmann and wife, Betty Jo Bachmann, by deed from John F. Foley, et ux, recorded in Book 2601, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and setback line shown on plan of record in Book 1835, pp. 122, 123, 124; Restrictive covenants contained in instrument recorded in Book 2046, page 88, R.O.D.C. Tenn. This tract is improved and known as 5024 Stillwood Drive, Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve P. Gaddes and wife, Jane B. Gaddes, their *heirs and assigns, forever.*

And we *do covenant with the said* Steve P. Gaddes and wife, Jane B. Gaddes *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 as aforesaid and taxes for 1963

And we, Stewart J. Bachmann and wife, Betty Barbee Bachmann *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Steve P. Gaddes and wife, Jane B. Gaddes their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 27th *day of* June, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stewart J. Bachmann

Betty Barbee Bachmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. E. Wyatt, *a Notary Public in and for said County and State,* Stewart J. Bachmann and wife, Betty Barbee Bachmann, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 27th *day of* June 19 63.

J. E. Wyatt *Notary Public*

Commission expires July 28, 1963