WARRANTY DEED

For and in consideration of the sum of Ten and No/100 -($10.00)- *DOLLARS*

cash in hand paid by William Angus Stone and wife, Faye Stapleton Stone, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jesse E. Dunn and wife, Katherine A. Dunn,

have bargained and sold, and by these presents do transfer and convey unto the said William Angus Stone and wife, Faye Stapleton Stone, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 33 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.
Said Lot No. 33 fronts 210 feet on the southerly side of Crestridge Drive and runs back between lines 159.3 feet on the easterly line and 255.4 feet on the westerly line to a dead line in the rear on which it measures 230.9 feet.
Being the same real property conveyed to Jesse E. Dunn and wife, Katherine A. Dunn, by deed from Woodhaven Homes, Incorporated, dated February 27, 1953, filed March 18, 1953, and recorded in book 2139, page 59, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rearline of premises, 75-foot building setback line from Crestridge Drive, and conditions of owners certificate, as shown on plan in book 1835, pages 49, 50 and 51; easement for water mains as set out in contract of record in book 1141, page 378; restrictive covenant contained in deed of record in book 1786, page 501; restrictive covenants contained in an instrument of record in book 1969, page 609, as amended by instrument of record in book 3529, page 623; and to restrictive covenants contained in deed of record in book 1578, page 276, placed on premises by deed of record in book 2139, page 59, Register's Office for Davidson County, 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 William Angus Stone and wife, Faye Stapleton Stone, their *heirs and assigns, forever.*

And we *do covenant with the said* William Angus Stone and wife, Faye Stapleton Stone *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 for taxes for the year 1963 which are prorated and assumed by grantees.

And we, Jesse E. Dunn and wife, Katherine A. Dunn, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Angus Stone and wife, Faye Stapleton Stone, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 5th *day of* July, *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.*

Mrs. Katherine A. Dunn
Jesse E. Dunn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

[illegible] *appeared before me,* Alice McMahon, *a Notary Public in and* [illegible] *State,* Jesse E. Dunn and wife, Katherine A. Dunn,

[illegible] *bargainor* S, *with whom I am personally acquainted, and who acknowledged that* they [illegible] *instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*

this 12 *day of* July, *19*63.

Alice McMahon, *Notary Public*

Commission expires April 25, 1966