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WARRANTY DEED

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

cash in hand paid by Fred E. Denton and wife, Elizabeth A. Denton, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, G. E. Stone and wife, Mayme L. Stone,

have bargained and sold, and by these presents do transfer and convey unto the said Fred E. Denton and wife, Elizabeth A. Denton, their

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

Being lot No. 51 on the Plan of Hazelcrest, as of record in book 2133, page 1, Register's Office for said County.
Said Lot No. 51 fronts 76.9 feet on the southwesterly side of Crescent Hill Road, and runs back between lines 238.2 feet on the northwesterly line and 240.5 feet on the southeasterly line to a level line in the rear on which it measures 174 feet.
Being the same real property conveyed to G. E. Stone and wife, Mayme L. Stone, by deed from Ivan L. Wiggins and wife, of record in book 3048, page 499, said Register's Office.

This conveyance is made subject to 5-foot easement along the northwesterly line and 10-foot easement along the rear line of premises for public utilities, 30-foot building setback line from Crescent Hill Road, and conditions of owners certificate, as shown on plan of record in book 2133, page 1, said Register's Office; easement for a trunk sanitary sewer granted the City of Nashville and out in instrument of record in book 1589, page 142, said Register's Office; and to restrictive covenants of record in book 2009, page 294, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred E. Denton and wife, Elizabeth A. Denton, their

heirs and assigns, forever.

And we *do covenant with the said* Fred E. Denton and wife, Elizabeth A. Denton,

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 taxes for 1963 which are prorated and assumed by the grantees.

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* Fred E. Denton and wife, Elizabeth A. Denton,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 18th *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.*

G. E. Stone

Mayme L. Stone

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice M. Mahon *a Notary Public in and for said County and State,* G. E. Stone and wife, Mayme L. Stone,

the within named bargainor s, *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 19 *day of* July, *19* 63.

Alice M. Mahon *Notary Public*

Commission expires April 25, 1966

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