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WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $6,119.21 of an original note dated January 1, 1953, in the amount of $8,750.00, which note is secured by a Deed of Trust executed by Frank X. Friedmann and wife, to Calvin Cockrill, Trustee, of record in Book 2162, page 47, Register's Office for Davidson County, Tennessee.

We, Frank X. Friedmann and wife, Viola T. Friedmann *have bargained and sold, and by these presents do transfer and convey unto the said* Claude W. Galloway and wife, Edith B. Galloway, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 20 on the Plan of Roselawn, as of record in book 2133, page 1, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Beechmont Place at the corner of lots 19 and 20; thence with the line between said lots, easterly 133.7 feet to a point; thence southerly 83.7 feet to the north margin of Crescent Hill Road; thence with the margin of the same, westerly 110.6 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the easterly margin of Beechmont Place; thence with the margin of the same, northerly 58.7 feet to the beginning.

Being the same real property conveyed to Frank X. Friedmann and wife, Viola T. Friedmann, by deed from John B. Downey and wife, dated January 1, 1953, filed January 12, 1953, and recorded in book 2106, page 88, said Register's Office.

This conveyance is made subject to restrictions of record in book 2089, page 296, R.O.D.C. Tenn.

This conveyance is made subject to ten-foot easement for public utility purposes, anchor easement, 20-foot building setback line from Crescent Hill Road, 40-foot building setback line from Beechmont Place, and conditions of owners certificate, as shown on plan of record in book 2133, page 1, 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 Claude W. Galloway and wife, Edith B. Galloway, their *heirs and assigns, forever.*

And we *do covenant with the said* Claude W. Galloway and wife, Edith B. Galloway *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 above set out and for the 1963 taxes, which have been pro-rated and assumed by the grantees herein.

And we, Frank X. Friedmann and wife, Viola T. Friedmann *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Claude W. Galloway and wife, Edith B. Galloway, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *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.~~

Frank X. Friedmann

Viola T. Friedmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh L. Bradley, *a Notary Public in and for said County and State,* Frank X. Friedmann and Viola T. Friedmann, *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* 12th *day of* July, *1963.*

Hugh L. Bradley *Notary Public*

NOTARY PUBLIC

Commission expires April 10, 1967.

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