BK 3612

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of --------TEN & NO/100 ($10.00)-------- ---------- DOLLARS and other good and valuable consideration in hand paid by John P. Lawrence and wife, Mildred R. Lawrence, the receipt of which is hereby acknowledged, The National Life and Accident Insurance Company,

has bargained and sold, and by these presents do transfer and convey unto the said John P. Lawrence and wife Mildred R. Lawrence, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 507 on the Plan of Hillsboro Park, Section IX, as of record in Book 2663, page 97, Register's Office for said County, and described as follows: BEGINNING at a point in the southerly margin of Kenwood Drive, at the corner of Lots Nos. 507 and 508; thence with the line between said lots, southeasterly 361 feet to a point; thence easterly 107 feet to a concrete monument; thence northeasterly 317.9 feet to a concrete monument; thence westerly 89.7 feet to an 8" Elm Tree; thence northerly 117 feet to a corner of Lots Nos. 506 and 507; thence with the line between said lots, westerly 153.4 feet to the southerly margin of Kenwood Drive; thence with the margin of the same, southwesterly partly around a curve, 173 feet to the point of beginning.

Being the same property conveyed to The National Life and Accident Insurance Company, by deed from E. L. Fritchman and wife, of record in Book 3499, page 167, Register's Office for said county.

Item 13 of the restrictive covenants contained in instrument executed by Hillsboro Park, Inc., as of record in Book 2435, page 237, as amended of record in Book 2603, page 440, R.O.D.C., Tennessee, prohibits the sale of the above property without the written consent of grantor upon terms therein prescribed, which have been complied with in this conveyance, and said Hillsboro Park, Inc. hereby joins herein as evidence of its consent as by said item required.

This conveyance is made subject to easements and restrictions of records and taxes for 1963 which have been pro rated as of the date hereof and are hereby assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John P. Lawrence and wife, Mildred R. Lawrence, their heirs and assigns, forever.

And grantor covenants with the said John P. Lawrence and wife, Mildred R. Lawrence that it is 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 The National Life and Accident Insurance Company do further covenant and bind itself, its successors & assigns to warrant and forever defend the title to the said land to the said John P. Lawrence and wife, Mildred R. Lawrence, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of August 19 63

THE NATIONAL LIFE & ACCIDENT INS. CO.

By: Vice President

Attest: Assistant Secretary

Hillsboro Park, Inc.

By: F. N. McNeill, President

PG 539