WARRANTY DEED

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

cash in hand paid, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. R. Coarsey and W. E. Batey

have bargained and sold, and by these presents do transfer and convey unto the said Vernon A. French and wife, Doris McCluggage French, their

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

Being lot No. 56 on the Plan of Fairway View, Section 2, as of record in book 2900, page 100, Register's Office for said County, described as follows:
Beginning on the westerly margin of Hurst Drive, at the corner of lots Nos. 56 and 57; thence with the line between said two lots, westerly 294.4 feet; thence north 120.23 feet to the southerly margin of an unnamed street; thence with the same, easterly 273.57 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.27 feet to the westerly margin of Hurst Drive; thence with the same, southerly 95 feet to the beginning.
Being part of the real property conveyed to J. R. Coarsey and W. E. Batey, by deed from Bacoga, Inc., dated March 25, 1963, filed March 27, 1963, and recorded in book 3531, page 31, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, anchor easements, overhang easement across northerly part of premises, 75-foot building setback line from Hurst Drive and 30-foot building setback line from unnamed street and conditions of owners certificate, as shown on plan of record in book 2900, page 100; by instrument of record in book 3538, page 465, the 30-foot building setback line from unnamed street was changed to 10 feet; and to restrictive covenants contained in book 3066, page 434, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon A. French and wife, Doris McCluggage French, their *heirs and assigns, forever.*

And We *do covenant with the said* Vernon A. French and wife, Doris McCluggage French *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.*

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* Vernon A. French and wife, Doris McCluggage French, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 12th *day of* September, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J R Coarsey

W E Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon *, a Notary Public in and for said County and State,* J. R. Coarsey and W. E. Batey

*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* 12 *day of* September *, 19*63.

Alice McMahon *Notary Public*

Commission expires April 25, 1966