MEH 10-28-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by Charles N. Mullican and wife, Dorothy C. Mullican (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, F. N. McNeill Jr. and wife, Rose T. McNeill (hereinafter called Grantors), have bargained and sold and by these presents do transfer and convey unto the said Charles N. Mullican and wife, Dorothy C. Mullican, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 114 on the Plan of Hillsboro Park, Section III, as of record in book 2663, page 94, Register's Office for said County.
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> Said Lot No. 114 fronts 230 feet on the west side of Cromwell Drive and runs back 375.9 feet on the north line and 441.4 feet on the south line to a dead line in the rear on which it measures 156 feet. This tract is improved and known as 1913 Cromwell Drive, Nashville, Tenn. 37215.
>
> Being the same real property conveyed to F. N. McNeill Jr. and wife, Rose T. McNeill, by deed from Hillsboro Park, Inc., dated August 17, 1959, filed August 19, 1959, and recorded in book 2956, page 63, 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 Charles N. Mullican and wife, Dorothy C. Mullican, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Charles N. Mullican and wife, Dorothy C. Mullican, 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: All taxes for 1963 which have been pro-rated and the entire amount assumed by the Grantees; ten foot utility easement along westerly line of premises and conditions of owners certificate as shown on plan of record in book 2663, page 94, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., dated May 3, 1955, filed June 6, 1955, and recorded in book 2435, page 237, as amended by an instrument executed by Hillsboro Park, Inc., et al, dated December 10, 1956, filed December 10, 1956, and recorded in book 2603,