For and in consideration of the sum of $14,500.00

FOURTEEN THOUSAND, FIVE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Fred B. Seagroves and wife, Lottie E. Seagroves

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, HALLMARK CONSTRUCTION COMPANY, a Tennessee corporation

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 127 on the Plan of Candlestick Farms, Section One, as of record in Book 3300, page 56, Register's Office for said County.

Said Lot No. 127 fronts 90 feet on the east side of Edmondson Pike, and extends back 151 feet on the north line and 167.9 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 79 feet.

Being part of the property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from B.F. Hill, Sr., and wife, as of redord in Book 3339, page 479, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, HALLMARK CONSTRUCTION COMPANY, a Tennessee corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 23rd day of October, 1963.

HALLMARK CONSTRUCTION COMPANY

BY: Charles L. Morris

Charles L. Morris, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Charles L. Morris with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the HALLMARK CONSTRUCTION COMPANY the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles L. Morris as such President.

STATE TAX $ 21.75
PROBATE .50
TOTAL $ 22.25
NOV 6 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of October, 1963.

My commission expires February 1, 1965

A.M. Tenison, Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

95530

FROM

HALLMARK CONSTRUCTION COMPANY

TO

Fred B. Seagroves and wife,
Lottie E. Seagroves

REGISTER'S OFFICE
DAVIDSON COUNTY

Received for record 6 day
NOV A.D. 1963
at 12:41 o'clock P. M.
Noted in Book 102 Page 114
Recorded in Book ____ Page ____
Recording Fee $ 2.00
[signature], Register
By [signature]

[redacted]