WARRANTY DEED

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

cash in hand paid by Roy K. Bradley and wife, Peggy Jean Bradley, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Louis Leon Lee and wife, Joyce J. Lee,

have bargained and sold, and by these presents do transfer and convey unto the said Roy K. Bradley and wife, Peggy Jean Bradley, their

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

Being Lot No. 1 on the Plan of Highland Court, as of record in Book 2330, page 82, Register's Office for said County.
Said Lot No. 1 fronts 175 feet on the northerly side of Timberwood Place and runs back 250.8 feet on the northwesterly line and 250.5 feet on the southeasterly line to a dead line, measuring 175 feet thereon.
Being the same real property conveyed to Louis Leon Lee and wife, Joyce J. Lee, by deed from Robert C. Adams and wife, of record in book 2991, page 219, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 75-foot building setback line from Timberwood Place, and conditions of owners certificate, as shown on plan of record in book 2330, page 82, said Register's Office; and to restrictive covenants in book 2542, page 605, as corrected in book 2548, page 266, and amended in book 2601, page 591, 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 Roy K. Bradley and wife, Peggy Jean Bradley, their

heirs and assigns, forever.

And we *do covenant with the said* Roy K. Bradley and wife, Peggy Jean Bradley,

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* Roy K. Bradley and wife, Peggy Jean Bradley, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 14th *day of* January, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis Leon Lee

Joyce J. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Louis Leon Lee and wife, Joyce J. Lee,

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 20 *day of* January, 19 64.

[illegible], Notary Public

Commission expires [illegible]