WARRANTY DEED TTC 167533

For and in consideration of the sum of TEN * DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HARRY G. GRAHAM and wife, MARGARET H. GRAHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM H. CLEMMONS and wife, FLORENCE B. CLEMMONS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 62 on the Plan of Hillwood Park, of record in Book 3300, pages 27 and 28, Register's Office for said County.

Said Lot No. 62 fronts 130 feet on the north side of Knob Road and extends back 322.2 feet on the west line and 333 feet on the east line to a dead line in the rear on which it measures 132.4 feet.

Being the same property conveyed to Harry G. Graham and wife, Margaret H. Graham, by deed from C. C. Adams, Successor Trustee, of record in Book 3646, page 363, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3312, page 104, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1964 Metro Taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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, the Grantor has hereunto set his hand on this, the 6th day of February, 1964

Margaret H. Graham — Margaret H. Graham *Harry G. Graham* — Harry G. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry G. Graham and wife, Margaret H. Graham the bargainors, 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, the 6th day of February, 1964

Reau E. Folk, Jr.
Notary Public

My commission expires July 26, 1966

12662
WARRANTY DEED
From
HARRY G. GRAHAM and wife,
To
WILLIAM H. CLEMMONS and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7th day of FEB A.D. 1964 at 10:2 o'clock A M.
Noted in Book 28 Page 33
Recorded in Book Page
Recording Fee $ 2.50
Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE