WARRANTY DEED

For and in consideration of the sum of One ($1.00) - - - - - - - - - - - - - - -
- *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the purchaser of the payments of a certain promissory note heretofore executed by the vendor and payable to Murphree Mortgage Company in the principal amount of $17,000.00, John A. Wilson, Sr., and wife, Annie M. Wilson,

have bargained and sold, and by these presents do transfer and convey unto the said Bettye J. Carter,
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 809 on the Plan of Cladwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County, as follows: Said Lot No. 809 fronts 80.32 feet on the westerly side of Lynn Drive, and extends back 162.15 feet on the southerly line and 161.8 feet on the northerly line, to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed by Andrew Ewing, Trustee, to John A. Wilson, Sr., and wife, Annie M. Wilson, by deed of record in Book 3619, page 333, Register's Office of Davidson County, Tennessee.

This conveyance is made expressly subject to the following:

1. Restrictive covenants contained of record in Book 1788, page 108, and in Book 3339, page 357, said Register's Office.
2. The recorded plan shows an Owner's Certificate certain setback lines and public utility easements and drainage easements.
3. Deed of trust of record in Book 3654, page 85, Register's Office of Davidson County, Tenn. Said deed of trust secures a certain promissory note in the principal amount of $17,000.00 payable to Murphree Mortgage Company.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bettye J. Carter,
her *heirs and assigns, forever.*

And we *do covenant with the said* Bettye J. Carter *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 for the deed of trust heretofore described.

And we, John A. Wilson and wife, Annie M. Wilson,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bettye J. Carter,
her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 29th *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.*

John A Wilson Sr

Annie M Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eloise E. Dowe, *a Notary Public in and for said County and State,* John A. Wilson, Sr., and wife, Annie M. Wilson,

*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, Davidson County, *Tennessee, this* 29th *day of* January, 19 64.

Eloise E. Dowe *Notary Public*

ELOISE E. DOWE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires February 1, 1967.