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WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - DOLLARS cash in hand paid by A. H. Caplinger and wife, Hortense S. Caplinger, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* A. H. Caplinger and wife, Hortense S. Caplinger,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 10 on the plan of Hillsboro Park, Section 1, as of record in Book 2331, pp. 30 & 31, Register's Office for said County. Said Lot No. 10 fronts 193 feet on the southeasterly side of Hillsboro Pike and extends back 442.6 feet on the northeasterly line and 490 feet on the southwesterly line to a dead line, measuring 220 feet thereon.

Being the same real property conveyed to Estes-Taylor Company by deed from Hillsboro Park, Inc., of record in Book 3575, Page 31, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and building setback line and conditions of owners certificate shown on plan of record in Book 2331, pp. 30 & 31, R.O.D.C. Tennessee; and Restrictive covenants contained in instruments recorded in Book 2435, Page 237, Book 2603, Page 440, R.O.D.C. Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. H. Caplinger and wife, Hortense S. Caplinger, their *heirs and assigns, forever.*

And Grantor *do covenant with the said* A. H. Caplinger and wife, Hortense S. Caplinger *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

Hillsboro Park, Inc., joins in this conveyance for the sole purpose and no other of giving its consent thereto.

And Estes-Taylor Company, a corporation, does ~~do~~ *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. H. Caplinger and wife, Hortense S. Caplinger, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 21st *day of* February, *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.*

This tract is improved and known as:

ESTES-TAYLOR COMPANY
By: J. Frank Estes
President.

ATTEST:
By George L. Taylor
Secretary

HILLSBORO PARK, INC.
By J. N. McNeill
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* ....

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at .... *Tennessee, this* .... *day of* ...., *19* ....

Notary Public

Commission expires ....