WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS* cash in hand paid by Nancy Warden Edwards, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, J. Howard McLean and wife, Frances Hammond McLean

have bargained and sold, and by these presents do transfer and convey unto the said Nancy Warden Edwards, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 85 on the Map of 2nd Addition to Brookhaven Estates, as of record in Book 2133, page 49, Register's Office for said County.

Said Lot No. 85 fronts 132.9 feet on the west side of Bates Drive and runs backbetween lines 428.5 feet on the north line and 400 feet on the south line to a dead line in the rear on which it measures 105 feet.

Being the same real property conveyed to J. Howard McLean and wife, Frances H. McLean, by deed from Paramount Homes, Incorporated, recorded in Book 2301, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Restrictive covenants contained in deed recorded in Book 1786, Page 501; Restrictive covenants contained in instruments recorded in Book 1969, Page 609; Book 2154, page 458; and Book 3529, Page 623, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 4315 General Bates Drive, Nashville, Tenn.

The said Frances H. McLean and Frances Hammond McLean is one and the same person.

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

And we *do covenant with the said* Nancy Warden Edwards *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, J. Howard McLean and wife, Frances Hammond McLean *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nancy Warden Edwards, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 23 *day of* March, 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.*

J. Howard McLean
Frances Hammond McLean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State,* J. Howard McLean and wife, Frances Hammond McLean *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand, at office in Nashville *Tennessee, this* 23 *day of* March, 19 64.

[signature] *Notary Public*

Commission expires ... 1967

NOTARY PUBLIC DAVIDSON COUNTY