WARRANTY DEED TTC 168433

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, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 4, 1957, in the original principal sum of $14,000.00, payable to Kimbrough-Phillips Company (now, Kimbrough-Kavanaugh Associates) in monthly installments of $71.45, including interest at 4½% per annum, said note being secured by a deed of trust executed by Daniel L. Watkins and wife, to Miller Kimbrough, Trustee, of record in Book 2587, page 501, Register's Office for Davidson County, Tennessee,

ROBERT DAVID HULAN and wife, BEVERLY SUE HULAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY A. McCRAY, single,

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. 17 on the Map of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Shauna Drive, the common corner of Lots 16 and 17; thence with the line between said lots, westerly 161.9 feet to a point; thence with the rear line of the lot in a northerly direction 146 feet to a point in the southerly margin of Allen Road; thence with the margin of said road in an easterly direction 165.7 feet to the beginning of a curve; thence around said curve, in a southeasterly direction 31.58 feet to a point in the westerly margin of Shauna Drive; thence with said margin of said Drive in a southerly direction 106.34 feet to the point of beginning.

Being the same property conveyed to Robert David Hulan and wife, Beverly Sue Hulan, by deed from Daniel L. Watkins and wife, as of record in Book 3181, page 41, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2538, page 156, 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 as shown above, and for 1964 Metro Taxes, which have been assumed by the Buyer.

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 19th day of March, 19 64

Beverly Sue Hulan
Beverly Sue Hulan

Robert David Hulan
Robert David Hulan

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 Robert David Hulan and wife, Beverly Sue Hulan, 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 19th day of March, 19 64

Reau E. Folk Jr
Notary Public

My commission expires: July 26, 1966