WARRANTY DEED G-9982

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Frederick E. Schaub and wife, Barbara Ann Black Schaub, (signed also by Mrs. John Buist Black and Grace L. Black) to Vaden Lackey, Jr., Trustee, of record in Book 3322, page 287, Register's Office for Davidson County, Tennessee, to secure payment to Fidelity Federal Savings and Loan Association of Nashville of one note, dated December 1, 1961, for the principal sum of $11,200.00, payable $80.25 per month, including principal and interest at 5% plus 1% service fee per annum, and subject to the terms and conditions as specified therein,

We, Frederick E. Schaub and wife, Barbara Ann Black Schaub and Mrs. John Buist Black and Grace L. Black

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Darl L. Fitzgerald and wife, Rosie Marie Fitzgerald

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;

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Section 3, Brookside Courts, Addition No. 4, of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 16 fronts 75.91 feet on the east side of Neartop Drive and runs back between lines, 158.3 feet on the north line and 163.2 feet on the south line, to a dead line, in the rear, on which it measures 75.8 feet.

Being the same property conveyed to Frederick E. Schaub and wife, Barbara Ann Black Schaub by deed from Robert R. Gatling and wife, Ruth D. Gatling of record in Book 2437, page 387, Register's Office for said County, and to Mrs. John Buist Black and Miss Grace L. Black by Assignment of Interest from Frederick E. Schaub and wife, Barbara Ann Black Schaub of record in Book 3185, page 81, Register's Office for Davidson County, Tennessee.

This property is improved and known as 816 Neartop Drive.

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 mentioned above, and 1964 taxes which are prorated and assumed by Grantee.

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 28 day of March, 1964

Mrs. John Buist Black — Mrs. John Buist Black
Frederick E. Schaub — Frederick E. Schaub
Grace L. Black — Grace L. Black
Barbara Ann Black Schaub — Barbara Ann Black Schaub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bettye Lou King, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frederick E. Schaub and wife, Barbara Ann Black Schaub and Mrs. John Buist Black and Grace L. Black the 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, Tennessee, this the 28 day of March, 1964

Bettye Lou King
Notary Public

My commission expires: July 26, 1967

NASHVILLE TITLE CO.
Nashville, Tennessee

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of MAR A.D. 1964 at 3:52 o'clock P M.
Noted in Book 108 Page 447
Recorded in Book Page
Recording Fee $ 3.00
Register
Deputy Reg.

File: Nashville Title Company 13,500.00

WARRANTY DEED
From
Frederick E. Schaub, etal
21782
To
Darl L. Fitzgerald, etux