WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by PETER D. DURICHEK AND WIFE, GOLDIE L. DURICHEK, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, WILLIAM C. CRANE AND WIFE, JUANITA W. CRANE, *have bargained and sold, and by these presents do transfer and convey unto the said* PETER D. DURICHEK AND WIFE, GOLDIE L. DURICHEK their *heirs 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. 5 on the Map of Marlin Meadows Section No. 5, as of record in Book 2133, page 42, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the southerly side of Berwick Trail and runs back between lines, 655 feet more or less on the westerly line and 693 feet more or less on the easterly line, to the low water mark of the Cumberland River shown on said plan on which it measures 110 feet more or less.

BEING the same property conveyed to WILLIAM C. CRANE AND WIFE, JUANITA W. CRANE, by deed from Edward E. Marlin and wife, as of record in Book 2270, page 565, said Register's Office.

Subject property is improved with a one family residence and is known as 1208 Berwick Trail, Madison, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 2148, page 357, and easements of record in Book 2202, page 613; and subject to conditions set out in plan of record in Book 2133, page 42, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PETER D. DURICHEK AND WIFE, GOLDIE L. DURICHEK their *heirs and assigns, forever.*

And we *do covenant with the said* PETER D. DURICHEK AND WIFE, GOLDIE L. DURICHEK *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 by taxes for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, WILLIAM C. CRANE AND WIFE, JUANITA W. CRANE *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* PETER D. DURICHEK AND WIFE, GOLDIE L. DURICHEK, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* June, *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.*

William C. Crane
(William C. Crane)

Juanita W. Crane
(Juanita W. Crane)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* WILLIAM C. CRANE AND WIFE, JUANITA W. CRANE,

*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 *Tennessee,*
this 1st *day of* June *19* 64

Anne Abernathy *Notary Public*

Commission expires October 25, 1965

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO. TENN.