BK 3767

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100----------
----------($10.00)---------- DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, Leo E. Newman, and wife, Annie C. Newman
have bargained and sold, and by these presents do transfer and convey unto the said
Mrs. Margaret L. Stephens, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee described according to a survey made by Robert H. Meade, Engineer, April 4th, 1964, as follows:

Beginning at a point in the center line of an old road, the same being Newman's southeast corner and thence north 89° 30' west 373.56 feet with the center line of said road to a point being Newman's southwest corner; and thence north 0° 23' west 587.7 feet to an iron pin; thence south 89° 30' east 373.56 feet to a fence post in Newman's easterly line; thence south 0° 23' east 587.7 feet with Newman's line fence to the beginning and containing 5 acres, more or less.

Being a part of the same property conveyed by F. Fagan Thompson, and wife, to Leo E. Newman, and wife, by deed of record in Book 1055, page 141, Register's Office for Davidson County, 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 Mrs. Margaret L. Stephens, her
heirs and assigns, forever.

And we do covenant with the said Mrs. Margaret L. Stephens
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, Leo E. Newman, and wife, Annie C. Newman,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Margaret L. Stephens, her
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of April, 1964

Leo E. Newman

Annie C. Newman

PG 93