WARRANTY DEED

BOOK 3805 PAGE 440

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal of $10,601.75 of an original note dated November 5, 1958, in the amount of $12,500.00, which note is secured by a Deed of Trust executed by Perry H. Roth, Jr., and wife, to Everett A. Covington, Jr., Trustee, of record in Book 2870, page 123, Register's Office for Davidson County, Tennessee.

I, Elba Lee Roth, *have bargained and sold, and by these presents do transfer and convey unto the said* John O. Pierpoint and wife, Lelia Darst Pierpoint, 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. 374 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 374 fronts 240.8 feet on the northerly side of Rugby Drive and extends back 228 feet on the westerly line and 185.6 feet on the ~~easterly line~~ to a dead line, measuring 101.2 feet thereon.

Being the same property conveyed to Elba Lee Roth, by deed from Elizabeth Murphree, Trustee, of record in book 3707, page 397, Register's Office for Davidson County, Tennessee. This deed is being re-recorded for the purpose of correcting the name of Lelia Darst Pierpoint to read: Leila Darst Pierpoint.

This conveyance is made subject to restrictions of record in Book 2538, page 193, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 115, said Register's Office, shows an Owner's Certificate, a 90-foot minimum building setback line from Rugby Drive, and a 10-foot easement for public utilities along the rear line of said lot, and a 40-foot easement for high pressure gas line on the easterly line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John O. Pierpoint and wife, Lelia Darst Pierpoint, their *heirs and assigns, forever.*

And I *do covenant with the said* John O. Pierpoint and wife, Lelia Darst Pierpoint *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Elba Lee Roth *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John O. Pierpoint and wife, Lelia Darst Pierpoint, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 22nd *day of* May, *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.*~~

Elba Lee Roth

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO

Personally appeared before me, Louise M. Andrews, *a Notary Public in and for said County and State,* Elba Lee Roth, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at San Diego, California ~~Nashville, Tennessee~~ *this* 27th *day of* May, *19*64.

Louise M. Andrews *Notary Public*

LOUISE M. ANDREWS

NOTARY PUBLIC CAL. SAN DIEGO COUNTY

Commission expires June 5, 1964

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

47802

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 2 58 PM 64
NOTED: BOOK 109 PAGE 78
RECORDING FEE $ 2.00
DEP. REG. 2

STATE TAX $ 25.85
PROBATE .50
TOTAL $ 25.85

JUN 1 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

JUN 1 196

Compliments of

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 1st day of JUNE A.D. 1964 at 2:36 o'clock P.M.
Noted in Book 109 Page 126
Recorded in Book 3765 Page 395
Recording Fee 2.00
Register

File: Union Trust Company

John O. Pierpoint et ux

TO

Elba Lee Roth

FROM

WARRANTY DEED

33411