WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SUBIE C. FOX, now KNIGHT, has bargained and sold, and by these presents does transfer and convey unto REAU E. FOLK, JR., Trustee, his successors and assigns, certain real property known as 90 Vaden Drive in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 222 on the Plan of Glencoe Acres, Section 2, as of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.

Said Lot No. 222 fronts 80 feet on the northeasterly side of Vaden Drive and runs back 177 feet on the northwesterly line and 181.2 feet on the southeasterly line to a dead line in the rear, on which it measures 114 feet.

Being the same property conveyed to Theodore F. Fox and wife, Subie C. Fox, by deed from Luther Gentry Clay and wife, Margaret Anna Clay, of record in Book 2798, page 466, said Register's Office.

By decree of the Fourth Circuit Court for Davidson County, Tennessee, of record in Minute Book 19, page 508, all the right, title and interest of the said Theodore F. Fox in the said property was divested out of him and vested in the said Subie C. Fox. A certified copy of said decree is of record in Book 3805, page 469, said Register's Office.

This conveyance is made subject to: (1) a deed of trust of record in Book 2820, page 35, said Register's Office; (2) restrictive covenants of record in Book 1788, page 495, in Book 2088, page 534, and in Book 2105, page 633, all in said Register's Office; and (3) an easement granted to Southern Bell Telephone and Telegraph Company for public utilities, of record in Book 2099, page 408, 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 said REAU E. FOLK, JR., Trustee, his successors and assigns, for the specific purpose of reconveying the said property to the said Subie C. Fox Knight and her present husband, Walker L. Knight, and thereby creating in them a tenancy by the entirety of the said property.

And the said SUBIE C. FOX KNIGHT does covenant with the said REAU E. FOLK, JR., TRUSTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that said land is unencumbered, except as shown above.

And the said SUBIE C. FOX KNIGHT does further covenant and bind herself, her heirs and representatives, to warrant and defend the title to the said tract of land to the said REAU E. FOLK, JR., TRUSTEE, his successors and assigns, against the lawful claims of all persons.

WALKER L. KNIGHT, husband of the said SUBIE C. FOX KNIGHT, joins in this instrument to convey whatever interest he may have in the subject property to the said Reau E. Folk, Jr., Trustee, for the purposes set out above.

And now, REAU E. FOLK, JR., TRUSTEE, pursuant to the authority conferred upon him as hereinabove set forth, and in consideration of the sum of TEN DOLLARS 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 said Subie C. Fox Knight and husband Walker L. Knight, to pay, the principal balance now due, plus future interest, on a certain note, dated July 25, 1958, in the original principal sum of $13,900.00, payable to the order of Kimbrough Phillips Company, secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 2820, page 35, Register's Office for Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said SUBIE C. FOX KNIGHT and husband, WALKER L. KNIGHT, said property described above.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said SUBIE C. FOX KNIGHT and husband, WALKER L. KNIGHT, their heirs and assigns, forever.

And REAU E. FOLK, JR., TRUSTEE, as such Trustee, relying on the covenants made to him above, does covenant with the said SUBIE C. FOX KNIGHT and husband, WALKER L. KNIGHT, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that said land is unencumbered, except as shown above.

And REAU E. FOLK, JR., TRUSTEE, as such Trustee, does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said property to the said SUBIE C. FOX KNIGHT and husband,

WALKER L. KNIGHT, their heirs and assigns, against the lawful claims of all persons.

WITNESS the hands of the parties this 24th day of August, 1964.

Subie C. Fox Knight
Subie C. Fox Knight

Walker L. Knight
Walker L. Knight

Reau E. Folk Jr.
Reau E. Folk, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Subie C. Fox Knight and husband, Walker L. Knight, and Reau E. Folk, Jr., Trustee, the bargainors, 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 of office at Nashville, Tennessee, this 24th day of August, 1964.

Helen D. Scott
Notary Public

My commission expires: March 4, 1967

STATE TAX $ 3.30
PROBATE .50
TOTAL $ 3.80

SEP 1 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 1 1964

SUBIE C. FOX, now KNIGHT

TO:

REAU E. FOLK, JR., TRUSTEE

TO:

SUBIE C. FOX KNIGHT and husband,
WALKER L. KNIGHT

WARRANTY DEED

48616

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 1 27 PM '64

NOTED BOOK 10C PAGE 817
RECORDING FEE $ 2.00
DEP. REG. C

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201