Map 84-15
Par. 153

BOOK 3833 PAGE 576

WARRANTY DEED

The DAVIDSON COUNTY TITLE CO. INC.

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

Cash in hand paid by Saint Philip's Episcopal Church, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, James R. Younger, and wife, Emily W. Younger

hereinafter called the Grantors, ~~has~~ have bargained and sold, and by these presents does transfer and convey unto Saint Philip's Episcopal Church

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 the 3rd Civil District of Davidson County, Tennessee, being a part of Tract No. 2 on the map of the Division of the Lannom Property, as of record in Book 974, page 20, Register's Office for said County, and described partly according to a survey made by C.J. Wilkinson, Surveyor, September 5, 1945, as follows:

Beginning at a point in the center of Fairway Avenue at the northwest corner of the property conveyed to Gillock L. Mabry and wife, by deed from Owen Gaines, of record in Book 1807, page 128, said Register's Office; thence eastwardly along Mabry's north line 345.1 feet; thence north 4 deg. 30' east 110½ feet; thence westwardly 345 feet, more or less, to a point in said Avenue; thence south 4 degrees 30' west 112½ feet to the beginning.

This tract is improved and known as No. 95 Fairway Drive, Donelson, 14, Tennessee, being the same real property conveyed to James R. Younger and wife, Emily W. Younger, from William L. Smith and wife, Madgelene L. Smith, by Warranty Deed dated April 17, 1964, and duly recorded in Record Book 3709, page 83, of the Register's Office, Davidson County, State of Tennessee.

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 Grantors 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 for Deed of Trust recorded in Record Book 3738, page 291 of said Register's Office, and restrictive covenants, recorded in Book 1808, page 81, and Book 1855, page 425, of said Register's Office.

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 29th day of October, 1964

James R. Younger

Emily W. Younger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Cook Brock Jr, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Younger, and wife, Emily W. Younger

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 29 day of Dec., 1964

Notary Public

My commission expires:
My Commission Expires FEB. 26, 19[illegible]

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED

From
James R. Younger, and wife,
Emily W. Younger

To
Saint Philip's Episcopal Church

58916

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 18 12 15 PM '64
NOTE BOOK 110 PAGE 435
RECORDING FEE $ 2.00
DEP. REG. M

THE DAVIDSON COUNTY TITLE CO., INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE

STATE TAX $ 26.25
PROBATE .50
TOTAL $ 26.75

NOV 18 1964

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

PAID NOV 18 1964