IN TESTIMONY WHEREOF THE GUARANTY TITLE TRUST COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS PRESIDENT, PARKES ARMISTEAD, AND ATTESTED BY ITS ASSISANT SECRETARY, MEREDITH FLAUTT, AND ITS CORPORATE SEAL AFFIXED ON THIS 8TH DAY OF MARCH 1940.

(SEAL)

THE GUARANTY TITLE TRUST COMPANY
BY PARKES ARMISTEAD,
PRESIDENT

ATTEST
MEREDITH FLAUTT.
ASSISTANT SECRETARY.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

BEFORE ME JNO F. CLADWELL, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PE SONALLY APPEARED PARKES ARMISTEAD, AND MERE DITH FLAUTT, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF THE GUARANTY TITLE TRUST COMPANY THE WITHIN NAMED BARGAINOR A COR PORATION, AND THAT THEY AS SUCH PRESIDENT AND ASSISTANT SECRETARY BEING AUTH ORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY PARKES ARMISTEAD AS PRESIDENT , AND ATTESTING SAME BY MEREDITH FLAUTT AS ASSISTANT SECRETARY

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE TENNESSEE, THIS 8TH DAY OF MARCH 1940.

(SEAL)

JNO F. CALDWELL,
NOTARY PUBLIC

U.S.R.S $6.50
MY COMMISSION EXPIRES 7/21/ 42
RECEIVED MARCH 9TH, 1940 AT 11:30 AM.

. . . . . .

NUMBER 34485 RECORDED MCH 14,1940
THE LIFE INSURANCE CO OF VIRGINIA

V.
J.A.E.

TO
EFFIE LEE VARDELL

THIS INDENTURE, MADE THIS 21ST DAY OF FEBRUARY,1940 BY AND BETWEEN THE LIFE INSURANCE COMPANY OF VIRGINIA, A CORPORATION OF RICHMOND, VIRGINIA, PARTY OF THE FIRST PART, AND EFFIE LEE VARDELL, PARTY OF THE SECOND PART;

WITNESSETH:THAT THE SAID PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO BE PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS GRANT, BARGAIN,SELL, CONVEY AND CONFIRM UNTO THE SAID PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.71 ON THE PLAN OF ESKRIDGE SUBDIVISION OF PART OF FRANKLIN PROPERTY,AS OF RECORD IN BOOK 547 PAGE 52, REGISTER'S

OFFICE FOR SAID COUNTY.

SAID LOT NO.71 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF FAIRWIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THE LIFE INSURANCE COMPANY OF VIRGINIA BY DEED FROM J.THOMAS LAWRENCE AND WIFE, OF RECORD IN BOOK 1072 PAGE 228, SAID REGISTER'S OFFICE.

SAID CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY IS MADE, AS AFORESAID,TO THE PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS, SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM MARTHA F.FRANKLIN ESKRIDGE AND HUSBAND TO G.H. CALLIS AND WIFE, DATED JUNE 3, 1926, OF RECORD IN BOOK 692 PAGE 614 REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH REFERENCE IS HEREBY GIVEN FOR A COMPLETE DESCRIPTION OF SAID RESTRICTIVE COVENANTS, SUBJECT TO RIGHTS OF PRESENT TENANTS.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND AFORESAID, WITH ALL AND SINGULAR THE RIGHTS, PRIVILEGES, APPURTENANCES AND IMMUNITIES THERETO BELONGING OR IN ANYWISE APPERTAINING UNTO THE SAID PARTY OF THE SECOND PART, AND UNTO HER HEIRS AND ASSIGNS, FOREVER; THE SAID THE LIFE INSURANCE COMPANY OF VIRGINIA HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED OF AN INDEFEASIBLE ESTATE IN FEE IN THE TRACT OR PARCEL OF LAND HEREBY CONVEYED; AND THAT IT HAS A GOOD RIGHT TO CONVEY THE SAME;THAT THE SAID TRACT OR PARCEL OF LAND IS FREE AND CLEAR OF ANY INCUMBRANCES DONE OR SUFFERED BY IT OR THOSE UNDER WHOM IT CLAIMS,AND THAT IT WILL WARRANT AND DEFEND THE TITLE TO THE TRACT OR PARCEL OF LAND UNTO THE SAID PARTY OF THE SECOND PART,AND UNTO HER HEIRS AND ASSIGNS,FOREVER, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, SUBJECT, HOWEVER, TO RIGHTS OF TENANTS.

IN WITNESS WHEREOF,THE LIFE INSURANCE COMPANY OF VIRGINIA HAS CAUSED ITS CORPORATE NAME AND SEAL TO BE ATTACHED THIS 21 DAY OF FEBRUARY,1940.

(SEAL) THE LIFE INSURANCE COMPANY OF VIRGINIA

ATTEST: BY H.N.MONTAGUE JR
SECRETARY.

BY J. S.DAVENPORT, JR
VICE PRESIDENT

STATE OF VIRGINIA)
CITY OF RICHMOND)
COUNTY OF ____

ON THIS 21ST DAY OF FEBRUARY,1940,BEFORE ME, RICHARD G. MONCURE, A NOTARY PUBLIC IN AND FOR SAID STATE AND CITY ,APPEARED J.S. DAVENPORT, JR TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE PRESIDENT OF THE LIFE INSURANCE COMPANY OF VIRGINIA,AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID J.S. DAVENPORT JR ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT RICHMOND, VIRGINIA, THIS 21ST DAY OF FEBRUARY,1940.

(SEAL) RICHARD G. MONCURE, NOTARY PUBLIC
CITY OF RICHMOND, VIRGINIA
COM.EXPIRES JAN 25 1943.

U.S.R.S. $5.50
REC'D MCH 13,1940 AT 9:20 A.M.