TIONED, HAVE A GOOD RIGHT TO CONVEY IT, AND THAT THE SAME IS UNENCUMBERED EXCEPT AS HEREIN SET OUT, AND TAXES FOR THE YEAR 1943 WHICH PURCHASERS ASSUME AND AGREE TO PAY.

AND I, AS TRUSTEE, BUT NO FURTHER OR OTHERWISE, DO FURTHER COVENANT AND BIND MYSELF, MY SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID WAYNE FANNING AND WIFE, MARY NELL FANNING, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER CLAIMING BY OR THROUGH ME AS TRUSTEE BUT NOT OTHERWISE.

WITNESS MY HAND THIS 21 DAY OF JUNE, 1943.

JOSEPH MARTIN,
TRUSTEE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, MAY BELL WOLFE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JOSEPH MARTIN, TRUSTEE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE, BEING AUTHORIZED SO TO DO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 22 DAY OF JUNE, 1943.

(SEAL) MAY BELL WOLFE,
NOTARY PUBLIC.

MY COMMISSION EXPIRES: 4-2-44.

U.S.R.S. $1.10
RECD JUNE 24, 1943 AT 2:15 P M
M. M.

NUMBER 97453 RECORDED JUNE 25, 1943.
THE PENN MUTUAL LIFE INS. CO.,
TO WARRANTY DEED
HAZEL FERGUSON.

V.
L.P.

FOR AND IN CONSIDERATION OF THE SUM OF THREE THOUSAND EIGHT HUNDRED FIFTY & NO/100THS ($3,850.00) DOLLARS, PAID AND TO BE PAID BY HAZEL FERGUSON, AS FOLLOWS: FIVE HUNDRED & NO/100THS ($500.00) DOLLARS CASH IN HAND, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF THREE THOUSAND THREE HUNDRED FIFTY & NO/100THS ($3,350.00) DOLLARS, THE SAID HAZEL FERGUSON AND HUSBAND, A.V.FERGUSON, CONTEMPORANEOUSLY HEREWITH HAVE EXECUTED THEIR PROMISSORY NOTE FOR SAID SUM, WITH INTEREST AT FIVE (5%) PERCENT PER ANNUM FROM DATE, PAYABLE TO THE PENN MUTUAL LIFE INSURANCE COMPANY IN ONE HUNDRED EIGHTY (180) MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST, AS FOLLOWS:

TWENTY-SIX & 51/100THS ($26.51) DOLLARS ON THE 1ST DAY OF JUNE, 1943, AND ON THE 1ST DAY OF EACH MONTH THEREAFTER, TO AND INCLUDING APRIL 1, 1958, AND THE BALANCE ON MAY 1, 1958. INTEREST THEREON AT THE RATE OF FIVE (5%) PERCENT PER ANNUM FROM APRIL ___, 1943, TO MAY 1, 1943, SHALL BE PAID ON MAY 1, 1943. ALL INSTALLMENTS OF PRINCIPAL AND INTEREST NOT PAID WHEN DUE SHALL BEAR INTEREST AT THE RATE OF SIX (6%) PERCENT PER ANNUM UNTIL PAID,

WHICH SAID NOTE IS SECURED BY A DEED OF TRUST ALSO EXECUTED CONTEMPORANEOUSLY HEREWITH

BY HAZEL FERGUSON AND HUSBAND, A.V. FERGUSON, TO SIMON GILLAM AND EXIE FARMER, TRUSTEES, ON THE PROPERTY HEREINAFTER DESCRIBED, THE PENN MUTUAL LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID HAZEL FERGUSON, HER HEIRS AND ASSIGNS, THE FOLLOWING TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO.12 ON THE PLAN OF SHIELDS SUBDIVISION OF LOT NO.16 IN O.B.HAYES ROKEBY ADDITION, AS OF RECORD IN BOOK 161, PAGE 86, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.12 FRONTS 48.8 FEET ON THE WESTERLY SIDE OF 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE AND RUNS BACK 150.5 FEET ON THE NORTHERLY LINE AND 150.8 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 48.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE PENN MUTUAL LIFE INSURANCE COMPANY, BY DEED FROM F.A.BERRY, TRUSTEE, OF RECORD IN BOOK 1104, PAGE 374, SAID REGISTERS OFFICE.

THE 1943 TAXES ARE ASSUMED BY THE GRANTEE.

TO HAVE AND TO HOLD SAID TRACT OF LAND, TOGETHER WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID HAZEL FERGUSON, HER HEIRS AND ASSIGNS, FOREVER.

THE PENN MUTUAL LIFE INSURANCE COMPANY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND, HAS A GOOD RIGHT TO CONVEY SAME, AND THAT SAME IS UNENCUMBERED; AND FURTHER COVENANTS AND BINDS ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE SAID LAND TO THE SAID HAZEL FERGUSON, HER HEIRS AND ASSIGNS, FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER IT, BUT NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, THE PENN MUTUAL LIFE INSURANCE COMPANY HAS HEREUNTO SIGNED ITS NAME BY ITS DULY AUTHORIZED OFFICERS, THIS 29TH DAY OF APRIL, 1943.

(SEAL) THE PENN MUTUAL LIFE INSURANCE COMPANY,

ATTEST:

BY GEORGE S.MOFFETT,
ASSISTANT TO THE PRESIDENT.

SYDNEY A.SMITH,
SECRETARY.

PENN MUT.LIFE INS.CO.
FORM TERMS
P & M. BT
4/26/43 4/27/43
LAW DEPT. MTG. DEPT.

STATE OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

PERSONALLY APPEARED BEFORE ME, JOHN FARQUHAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, GEORGE S.MOFFETT AND SYDNEY A.SMITH, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE ASSISTANT TO THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE PENN MUTUAL LIFE INSURANCE COMPANY, A CORPORATION, THE WITHIN NAMED BARGAINOR, AND THAT THEY AS SUCH OFFICERS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION THERETO BY GEORGE S.MOFFETT AS ASSISTANT TO THE PRESIDENT, AND ATTESTING THE SAME BY SYDNEY A.SMITH, AS SECRETARY, AND AFFIXING THE CORPORATE SEAL THERETO.