WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Eight Thousand and No/100- - - - - - - - - - -

- - - - - - - - - - - - - - - -($8,000.00)- - - - - - - - - - - - - - - - - DOLLARS

of which Seven Hundred Sixty Two and 36/100-($762.36)-Dollars has been paid in cash by Henry W. Bennett and wife, Lorene F. Bennett, receipt of which is hereby acknowledged, and for the remainder the said Bennett and wife, have assumed and agree to pay an indebtedness in the sum of $7,237.64 owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being the balance owing on a mortgage note originally in the sum of $7,500.00, which said note is secured by a deed of trust recorded in Book 1589, page 333, Register's Office for Davidson County, Tennessee, We, Lawrence C. Taylor and wife, Treva M. Taylor

have bargained and sold, and by these presents do transfer and convey unto the said

* * * * * * * * * * * * * *HENRY W. BENNETT AND WIFE, LORENE F. BENNETT* * * * * * *

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the south 55 feet front and 53.7 feet rear of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said part of said lot fronts 55 feet on the easterly side of Alahambra Circle and runs back between lines 225 feet, more or less on the southerly line, along the northerly margin of Brunswick Drive, and 228.38 feet on the northerly line, to the west line of Lot No. 61, measuring 53.7 feet thereon.

Being the same property conveyed to Lawrence C. Taylor and wife, Treva M. Taylor by deed from Frank C. Bradford and wife, of record in Book 1578, page 111, said Register's Office.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

In addition to the above conveyance the grantors here hereby transfer to the grantees herein all funds held in escrow for the purpose of paying future taxes and insurance premiums; said escrow account being in the hands of First Federal Savings and Loan Association of Nashville, in connection with the above mentioned deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry W. Bennett and wife, Lorene F. Bennett their heirs and assigns, forever.

And we do covenant with the said Henry W. Bennett and wife, Lorene F. Bennett that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Except taxes for 1948 which are expressly assumed by the grantees and as above set out.

And We, Lawrence C. Taylor and wife, Treva M. Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry W. Bennett and wife, Lorene F. Bennett their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12 day of October, 1948.

Lawrence C Taylor

Treva M. Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Lawrence C. Taylor and wife, Treva M. Taylor 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 at Nashville, Tennessee, this 13 day of October, 1948.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public