WARRANTY DEED

For and in consideration of the sum of Six Hundred Fifty and No/100 Dollars ($650.00), cash in hand paid, the receipt of which is hereby acknowledged, We, Ray E. Gullett and wife, Vernette R. Gullett have bargained and sold, and by these presents do transfer and convey unto Wesley Owen Madison and wife, Arzella Madison, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, tc wit:





Being Lot No. 249 on the map of Miro Meadows Sub-division of record in Book 1424, pages 94 and 95, Register's Office for said county.

Said Lot fronts 70 feet on the south side of Kermit Drive and runs back between lines, 163.9 feet on the easterly side and 180 feet on the westerly line to a dead line in the rear, on which it measures 91 feet.

Being part of the property conveyed to M & M Homes, Inc. by deed from H. H. Richardson, Trustee, etc., of record in Book 1714, page 323, said Register's Office, and being the same property conveyed to Ray E. Gullett and wife, Vernette R. Gullett in Book 1755, page 595, Register's Office, Davidson County, Tennessee.

This property is encumbered by a first Deed of Trust in favor of Herschel Greer, Trustee, dated September 3, 1949, and made for the purpose of securing a note of the same date payable to the Guaranty Mortgage Company of Nashville, Tennessee in the original amount of Six Thousand and No/100 Dollars ($6000.00), the unpaid balance on said note being Five Thousand Nine Hundred Sixty-seven and 30/100 Dollars ($5967.30) and the property is further encumbered by a second Deed of Trust in favor of Herschel Greer, Trustee, dated the 3rd day of September, 1949 and made for the purpose of securing a note of the same date payable to the Guaranty Mortgage Company of Nashville, Tennessee in the original amount of Seven Hundred and No/100 Dollars ($700.00), the unpaid balance being Six Hundred Eighty-seven and 53/100 Dollars ($687.53). The above notes being payable monthly with a combined monthly payment of Forty-seven and 60/100 Dollars ($47.60). The said Wesley Owen Madison and wife, Arzella Madison hereby assume and agree to pay the unpaid balance remaining on each of the above described notes.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the same Wesley Owen Madison and wife, Arzella Madison, their heirs and assigns forever.

And we do covenant with the said Wesley Owen Madison and wife, Arzella Madison that we are lawfully siezed and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered except as set forth above.