WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00- DOLLARS

FIVE AND NO/100-

cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FIVE THOUSAND NINE HUNDRED SEVENTY-EIGHT AND 24/100 DOLLARS ($5978.24) secured by a Deed of Trust on the property herein conveyed, executed by Johnnie B. Hesson and wife, to Marvin K. Barry, Trustee, of record in Book 1774, page 227, Register's Office for Davidson County, Tennessee, to secure Commerce Union Bank, one note dated November 1, 1949, for $6000.00, with interest at 4½% per annum, both principal and interest payable $33.36 monthly, beginning December 1, 1949, balance Nov. 1, 1974; and the further assumption by the Grantees herein of the balance of an indebtedness in the amount of SIX HUNDRED SIXTY-SIX AND 37/100 DOLLARS ($666.37) secured by a Deed of Trust on the property herein conveyed, executed by Johnnie B. Hesson and wife, to Marvin K. Barry, Trustee, of record in Book 1774, page 219, said Register's Office, to secure Commerce Union Bank, one note dated November 1, 1949, for $700.00, and future advances with interest at 4% per annum, both principal and interest payable $7.09 Monthly, beginning December 1, 1949, balance November 1, 1959,

We, Johnnie B. Hesson and wife, Evelyn R. Hesson
have bargained and sold, and by these presents do transfer and convey unto the said
Donald E. Rader and wife, Christine S. Rader, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 48 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 48 fronts 75 feet on the north side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.
Being the same property conveyed to Johnnie B. Hesson and wife, Evelyn R. Hesson by deed from Sterling Homes, Inc., of record in Book 1763, page 629, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1728, page 541, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald E. Rader and wife, Christine S. Rader, their heirs and assigns, forever.

And we do covenant with the said Donald E. Rader and wife, Christine S. Rader 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 as noted above.

And we, Johnnie B. Hesson and wife, Evelyn R. Hesson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donald E. Rader and wife, Christine S. Rader, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of January, 1950.

Johnnie B. Hesson

Evelyn R Hesson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Johnnie B. Hesson and wife, Evelyn R. Hesson

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 19th day of January, 1950

J P Stallworth Jr
Notary Public

Commission expires Jan. 12, 1952