WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00

FIVE AND NO/100 DOLLARS

Cash in hand paid by Evalyne Howington, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Evalyne Howington, of an indebtedness in the sum of $7,934.11, which indebtedness originally amounted to $9,150.00 and is fully described in a Deed of Trust executed by Sidney G. Katz and wife, to Louis R. Linx, Trustee, of record in Book 1375, page 207, Register's Office for Davidson County, Tennessee, we, Holland B. Wright and wife, Mildred Wright

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

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No. 104 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown on an unrecorded copy of a survey of said Subdivision made by W. B. Southgate, Surveyor as being the south 45 feet of Lot No. 104 and the North 55 feet of Lot No. 105. According to said unrecorded Map by W. B. Southgate, said parts of said lots adjoin and front together 100 feet on the easterly side of Lynwood Boulevard and run back between lines, 375 feet more or less on the north line of part of Lot No. 104, and 360 feet more or less on the south line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less, thereon. Being the same property conveyed to Holland B. Wright and wife, Mildred Wright, by deed from John E. Wells and wife, of record in Book 1680, page 517, said Register's Office.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Evalyne Howington her heirs and assigns, forever.

And we do covenant with the said Evalyne Howington 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 the year 1950 which have been pro-rated and assumed by the grantee, and except as described above.

And we, Holland B. Wright and wife, Mildred Wright do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Evalyne Howington her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16 day of February, 1950.

Holland B. Wright

Mildred Wright

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edith T. Faulkner, a Notary Public in and for said County and State, the within named Holland B. Wright and wife, Mildred Wright

the bargainor s, 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 16 day of February, 1950.

Commission expires 7-11-53.

Edith T. Faulkner
Notary Public