WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ THREE HUNDRED FIFTY AND NO/100---------- ----------$350.00---------- DOLLARS

Cash in hand paid by Housten B. Davis and wife, Mildred H. Davis the receipt of which is hereby acknowledged; and other consideration herein set out, the said Housten B. Davis and wife, Mildred H. Davis, has assumed and agree's to pay the unpaid balance of a note, secured by deed of trust executed by Hugh E. Sterry and wife, to A. Lawson Davis, Trustee, of record in Book 1434, page 261, to secure City Bank & Trust Company, one note dated November 21, 1946 for $4,500.00 with interest at 4% per annum, both principal and interest payable in 180 monthly installments of $33.39 each, beginning January 1, 1947. there remaining unpaid as of this date $3,423.49 which is assumed by the grantee's herein.
The said Housten B. Davis and wife, Executes their 1, Promissory note of even date herewith, said note for the sum of $150.00 to be paid in 15 monthly installments of $10.00 each the first of said installments falling due on the 23rd. day of February 1951, and one on the 23, of each thereafter untill said note is paid in full with interest, said note made payable to Hugh E. Sterry , a lien is retained herein to secure said note

We, Hugh E. Sterry and wife, Mary Margaret Sterry,
have bargained and sold, and by these presents do transfer and convey unto the said
Housten B. Davis and wife, Mildred H. Davis,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, being Lot No. 84 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.
Said Lot No. 84 fronts 63.5 feet on the south side of Elkins Avenue and runs back between lines 169.4 feet on the west line and 170 feet on the east line along the westerly margin of the first alley west of 35rd Avenue North, 170 feet to another alley in the rear.
Being the same property conveyed to Hugh E. Sterry by deed from H. O. Mellernee and wife, of record in Book 1426, page 467, said Register's Office.

Note;- All taxes for the Year of 1951 have been assumed by the grantee's herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Housten B. Davis and wife, Mildred H. Davis, THEIR heirs and assigns, forever.

And we do covenant with the said Housten B. Davis and wife, Mildred H. Davis 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 the amount above which has been assumed

And We Hugh E. Sterry and wife, Mary Margaret Sterry do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Housten B. Davis and wife, Mildred H. Davis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of January, 1951.

Hugh E Sterry
Mary Margaret Sterry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. E. Selley, a Notary Public in and for said County and State, the within named Hugh E. Sterry and wife, Mary Margaret Sterry

the bargainor, 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 23 day of January, 19 51

Commission expires April 7th. 1953

C E Selley
Notary Public