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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00,

------ TEN AND NO/100 ------- DOLLARS

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the grantee herein of the remaining unpaid balance of a note in the original amount of $10,000.00, dated February 4, 1947, payable to Pilot Life Insurance Company, executed by the grantors herein, with interest as specified in said note, both principal and interest payable $60.60 monthly, beginning March 4, 1947, balance due February. 1967, said note being secured by deed of trust of record in Book 1456, page 558, Register's Office for Davidson County, Tennessee, ----

We, James S. Maine and wife, Margaret Maine,

have bargained and sold, and by these presents do transfer and convey unto the said Buena H. Travis,

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

Being Lot No. 7 and the easterly 10 feet of Lot No. 6 of Block "C" on the Plan of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot and part of lot adjoin and front together 60 feet on the northerly side of Ardee Avenue and run back between lines, 204.4 feet on the easterly line of Lot No. 7 and 201.4 feet more or less on the westerly line of said part of Lot No. 6, to a dead line in the rear, measuring 60 feet more or less, thereon.

Being the same property conveyed to James S. Maine and wife, Margaret Maine, by deed from Lela Belle Maxwell and husband, of record in Book 1452, page 45, said Register's Office.

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

And we do covenant with the said Buena H. Travis, 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 hereinabove set out, and by 1951 taxes, which the grantee assumes and agrees to pay.

And we, James S. Maine and wife, Margaret Maine, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Buena H. Travis, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of March, 1951.

James S. Maine

Margaret Maine

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. L. Harris, a Notary Public in and for said County and State, the within named James S. Maine and wife, Margaret Maine, the bargainer, 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 7 day of March, 19 51.

Commission expires Jan 14, 1952.

C. L. Harris
Notary Public

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