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For and in consideration of the sum of $ 10,837.85

- - - - - - - - -TEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 85/100 - - -DOLLARS

of which $1,500.00 has been paid in cash by Everett M. Evans and wife, Villard V. Evans, the receipt of which is hereby acknowledged, and for the remainder, the said grantees herein assume and agree to pay the remaining unpaid balance of $9,337.85 of a note in the original amount of $9750.00, executed by the grantors herein dated October 21, 1949, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1772, page 99, Register's Office for Davidson County, Tennessee,

we, Raymond E. Royce and wife, Marian Royce

have bargained and sold, and by these presents do transfer and convey unto the said Everett M. Evans and wife, Villard V. Evans, 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. 76 on the Map of Inglewood Heights, as of record in Book 1424, page 85, Register's Office for said County.
Said Lot No. 76 fronts 60 feet on the easterly side of Inglewood Court and runs back between parallel lines 168.3 feet to a dead line.
Being the same property conveyed to Raymond E. Royce and wife, Marian Royce, by deed from C. C. Arbuckle and wife, of record in Book 1762, page 83, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1367, page 124, 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 Everett M. Evans and wife, Villard V. Evans, their

heirs and assigns, forever.

And we do covenant with the said Everett M. Evans and wife, Villard V. Evans,

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 we, Raymond E. Royce and wife, Marian Royce

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Everett M. Evans and wife, Villard V. Evans, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of August, 1951.

Raymond E. Royce
Marian Royce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas J. Carr, a Notary Public in and for said County and State, the within named Raymond E. Royce and wife, Marian Royce

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 15th day of August, 1951

My Commission Expires Oct. 4, 1954

Commission expires

Thomas J. Carr
Notary Public

45187

WARRANTY DEED

G-78490 dh FROM

RAYMOND E. ROYCE ET UX

MARIAN ROYCE

TO

EVERETT M. EVANS ET UX

VILLARD V. EVANS

RETURN TO TENNESSEE TITLE CO.

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