For and in consideration of the sum of One and no/100 ---------- DOLLARS

---------- ($1.00) ----------

and other good and valuable consideration cash in hand paid by Esther Baker Kellum receipt of which is hereby acknowledged, and the assumption of any and all mortgages against the said property, I, Mary Frances Robinson

have bargained and sold, and by these presents do transfer and convey unto the said Esther Baker Kellum, a married woman for her sole and separate use free from the debts of any present or future husband, 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. 276 on the map of the subdivision of Heffernan Place, as of record in Book 161, page 138, of the Register's Office for Davidson County, Tennesses.
Said Lot No. 276 fronts fifty feet on the northerly side of Morena Street and extends back between parallel lines, in a northerly direction, 150 feet to an alley, and is a Part of Block 13. Being the same property conveyed to Mary Frances Robinson recorded in book 1471, page 611, Register's office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtanances, estate, title and interest thereto belonging to the said Esther Baker Kellum, a married woman for her sole and separate use, her heirs and assigns, forever.

And I do covenant with the said Esther Baker Kellum that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mary Frances Robinson do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Esther Baker Kellum her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand & this 8 day of April, 19 53

Mary Frances Robinson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred B. Brennan, a Notary Public in and for said County and State, the within named Mary Frances Robinson

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 office, this 8 day of April, 1953

Commission expires 4/1/55

Fred B. Brennan
Notary Public

WARRANTY DEED

FROM Mary Frances Robinson

95815

TO Esther Baker Kellum

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record this 9 day of APR 2 1953 at 4:47 o'clock P.M.
Noted in Book 40 Page 46
Recording Fee $ 2.00
JAMES H. WILKINSON, Register
By [illegible] D.C.

Attorney Company