For and in consideration of the sum of $ 10,975.00- - - - - - - - - - - - - - - - - - -

TEN THOUSAND NINE HUNDRED & SEVENTY-FIVE & NO/100- - - - - - - - - - - - DOLLARS

paid and to be paid by Marvin Anderson and wife, Nettye E. Anderson, as follows:

$1,874.48 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $9,100.52 representing the principal unpaid balance and interest to date on a note executed by the Grantors herein, secured by deed of trust of record in Book 2077, page 169, Register's Office for Davidson County, payable in monthly installments of $51.37 each, including interest at 4% per annum; the said Marvin Anderson and wife, Nettye E. Anderson, do agree, as evidenced by their acceptence of this instrument, to assume payment of said note and all interest accrued or to accrue to the lawful holder or holders of same; we, Frank G. McKinney and wife, Ethel McQueen McKinney, - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said MARVIN ANDERSON AND WIFE, NETTYE E. ANDERSON, 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. 83 of Block "D" on the Map of the Re-Subdivision of Sunnymeade Unit No. 1 and the Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for said County.
Said Lot No. 83 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.
Being the same property conveyed to Frank G. McKinney and wife, Ethel McQueen McKinney, by deed from Robert H. Lewis and wife, of record in Book 2042, page 137, said Register's Office.
(Also conveyed in this instrument is all right title and interest in and to all funds held in escrow by the loaning agency servicing the above mentioned note.)
(Taxes for the current year have been prorated and will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Anderson and wife, Nettye E. Anderson, their heirs and assigns, forever.

And we do covenant with the said Marvin Anderson and wife, Nettye E. Anderson, 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, excepting note above mentioned; payment of same being specifically assumed by the Grantees.
And we, Frank G. McKinney and wife, Ethel McQueen McKinney, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin Anderson and wife, Nettye E. Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of August, 1953.

Frank G. McKinney

Ethel McQueen McKinney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Frank G. McKinney and wife, Ethel McQueen McKinney, the bargainors, 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 22nd day of August, 1953.

Commission expires April 25, 1954

W. H. Landis
Notary Public

WARRANTY DEED
FROM
FRANK G. McKINNEY et ux
110943
TO
MARVIN ANDERSON et ux

Recorded in Book 2196 Page 241
Noted in Book 20 Page 241
at 9:10 o'clock A M.
Recording Fee $ 1.00
JAMES P. WILSON, Register
By

TENNESSEE TITLE COMPANY
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia