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 grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of $13,744.58 of a note in the original amount of $14,000.00, dated December 8, 1952, executed by the grantors herein, payable to Phoenix Mutual Life Insurance Company, with interest at 4½% 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 2132, page 332, Register's Office for Davidson County, Tennessee, and the further consideration the grantees assume and agree to pay the remaining unpaid balance of $2,268.96 of a F. H. A. Improvement Loan executed by the grantors herein, payable to Broadway National Bank, Church Street Branch,

we, George A. Baum and wife, Vivian E. Baum

have bargained and sold, and by these presents do transfer and convey unto the said RAY T. HANDY and wife, LUCILE COOK HANDY, 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. 10 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.
Said Lot No. 10 fronts 155 feet on the easterly side of Estes Avenue and runs back between lines, 278.9 feet on the northerly line and 299.5 feet on the southerly line, along the line of Jones Ornamental Nursery Property, to a dead line, measurin 156.9 feet thereon.
Being the same property conveyed to George A. Baum and wife, Vivian E. Baum, by deed from George W. Dunbar and wife, of record in Book 2042, page 509, said Register's Office.
Possession is to be given to grantees on September 11th, 1953.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray T. Handy and wife, Lucile Cook Handy, their heirs and assigns, forever.

And we do covenant with the said Ray T. Handy and wife, Lucile Cook Handy 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 1953 taxes, which the grantees assume and agree to pay.

And we, George A. Baum and wife, Vivian E. Baum do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ray T. Handy and wife, Lucile Cook Handy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11 day of September 1953.

George A. Baum

Vivian E. Baum

STATE OF GEORGIA
~~TENNESSEE~~
~~Davidson~~ County
FULTON

Personally appeared before me, M. Leanne Smith, a Notary Public in and for said County and State, the within named George A. Baum and wife, Vivian E. Baum

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 Atlanta, GEORGIA, ~~TENNESSEE~~, this 11 day of September, 1953.

Notary Public, Georgia State at Large
Commission expires ~~My Commission Expires~~ Mar. 31, 1957

M. Leanne Smith
Notary Public