WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) Dollar cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, and the assumption by the grantees of a note dated July 28, 1949, executed by J.E. Waters and wife Hester Irene Waters, to the Estate of Amy Rich et al, in the amount of $3549.29, with interest from date at the rate of 5% per annum, payable in 88 monthly instalments of $40.00 each, and an 89th instalment in the amount of $29.29, beginning on September 5, 1949, and on the 5th day of each calendar month thereafter until paid, the unpaid balance on said note with interest as of this date being $4151.50, and said note being secured by a deed of trust on the property herein conveyed, of record in Book 1820, page 27, of even date with said note, executed by the said J.E. Waters and wife Hester Irene Waters to Earl Thompson, Trustee,

We, J. E. Waters and wife Hester Irene Waters have bargained and sold, and by these presents do transfer and convey unto Charles E. Warren and wife Hazel Dean Warren, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 144 and part of Lot No. 143 in Payne, Blakemore & Cummings Subdivision, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 144 on said Plan fronts 50 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to an alley; and said part of Lot No. 143 on said Plan lying immediately adjacent thereto fronts about 42 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to an alley.

Said Lot No. 144 and part of Lot No. 143 contain about 92 feet on the east side of South 13th Street.

Being the same property conveyed to J. E. Waters and wife Hester Irene Waters, by deed of Amy Rich et al, of record in Book 1334, page 390, 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 Charles E. Warren and wife Hazel Dean Warren, their heirs and assigns forever. And we do covenant with the said grantees that we are lawfully seized and possessed of said land, in fee simple; have a good right to convey it, and that the same