FOR AND IN CONSIDERATION of the love and affection which I have for the mother of my seven-year old daughter, from whom I am presently separated, and the further consideration that she assume and agree to pay an encumbrance, which was originally $6,300.00 but which has been reduced to approximately the sum of $4,705.46, as of April 1,1954,payable $48.23 monthly and secured by Deed of Trust,dated February 20,1948,of record in Register's Office Davidson County,Tennessee, I, HUSTON T. TEMPLE, this day have bargained and sold, and by these presents do transfer and convey unto the said MYRTLE M. TEMPLE, her heirs and assigns, all my right,title and interest,legal and equitable, a certain tract or parcel of land in Davidson County,Tennessee,described as follows, to wit:

"Being lot No.355 on the map of Joywood Heights, Section II-A, as of record in book 1424, page 20, Register's Office for said County.

Said lot No.355 fronts sixty (60) feet on the east side of Flamingo Drive and runs back between lines, 265' on the north line, 265.1 feet on the south line to a dead line in the rear on which it measures 60 feet."
Being the same property conveyed to Huston T. Temple and wife,Myrtle M. Temple by deed from Otis D.McMurtry and wife,Noami C. McMurtry, dated February 11,1948,as of record in book 1559, page 457, Register's Office Davidson County,Tennessee.

SITUATED thereon is a frame (Clapboard) dwelling,now known as 2525 Flamingo Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land,with the appurtenances, estate,title and interest, thereto belonging to the said MYRTLE M. TEMPLE,as and for her separate estate and property,her heirs and assigns,forever.
And I do covenant with the said MYRTLE M. TEMPLE that I am lawfully seized and possessed of an undivided interest in said land in fee simple; have a good right to convey it,and the same is un-encumbered,EXCEPT as hereinabove indicated,which encumbrance is assumed by the said grantee.
And I, Huston T. Temple, do further covenant and bind myself,my heirs and representatives,to warrant and forever defend the title to the said undivided interest in said land to the said Myrtle M. Temple,her heirs and assigns against the lawful claims of all persons,whomsoever. WITNESS my hand this June 14,1954.

Huston T Temple

STATE OF TENNESSEE,)
)
DAVIDSON COUNTY,)

Personally appeared before me,W.Rufus Pardue, a Notary Public in and for said County and State the within named HUSTON T. TEMPLE, the bargainor, with whom