For and in consideration of the sum of 10.00

- - - Ten and 00/100 - - - Dollars

cash in hand paid by Earl Baxter James and wife, Frances L. James, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for further consideration the said Earl Baxter James and wife, Frances L. James, have assumed and agree to pay indebtedness of $6,648.69, which indebtedness is the unpaid principal balance of one note dated December 10, 1953, in the principal sum of $8,500.00, and is secured by a deed of trust executed by Robert L. Burrus and wife, Shelia Morris Burrus, to Albert S. Gadd, Trustee, of record in Book 1886, page 311, Register's Office for Davidson County, Tennessee,

we, Robert L. Burrus and wife, Shelia Morris Burrus,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

EARL BAXTER JAMES and wife, FRANCES L. JAMES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "A" on the Plan of Broadmoor, Section No. 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 18 fronts 55 feet on the northerly side of Cedruf Drive and runs back between parallel lines 166 feet to a dead line.

Being the same property conveyed to Robert L. Burrus and wife, Shelia Morris Burrus, by deed from C. T. Williams, et al, of record in Book 1813, page 161, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple possessing a good right to convey it, and that the said land is unencumbered, except as to the note mentioned above and 1954 taxes which have been pro-rated.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof the Grantor has hereunto set his hand on this, the 16th day of August, 1954.

Robert L. Burrus

Shelia Morris Burrus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. Burrus and wife, Shelia Morris Burrus

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 Nashville, Tennessee, this the 16th day of August, 1954.

My commission expires: 10-9-55

Notary Public

28785

WARRANTY DEED

From

Robert L. Burrus, et ux

To

Earl Baxter James, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record AUG 18 1954 at 12 o'clock P.M.

Recorded in Book [illegible] Page [illegible]

DOCUMENTARY INTERNAL REVENUE 220 TWO DOLLARS AND TWENTY CENTS

DOCUMENTARY UNITED STATES

MARVIN G. HALL & CO.
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