WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and no/100---------- DOLLARS

Cash in hand paid by C. B. Estes and wife, RevinaEstes, and other good and valuable considerations the receipt of which is hereby acknowledged;

we, Woodrow W. Simmons and wife, Mary A. Simmons

have bargained and sold, and by these presents do transfer and convey unto the said C. B. Estes and wife, RevinaEstes their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly one-half of Lot No. 32 on the plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Woodrow W. Simmons and wife, by deed from H. C. Webb of record in Book , page , 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 C. B. Estes and wife, RevinaEstes their heirs and assigns, forever.

And we do covenant with the said C. B. Estes and wife, RevinaEstes 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.

And we, Woodrow W. Simmons and wife, Mary A. Simmons do further covenant and bind oursleves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. B. Estes and wife, RevinaEstes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of September, 19 54

Woodrow W. Simmons
Woodrow W. Simmons

Mary A. Simmons
Mary A. Simmons

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. P. Hunter, a Notary Public in and for said County and State, the within named Mary A. Simmons the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of Sept, 1954

Commission expires 1-27-1957

M. P. Hunter
Notary Public