WARRANTY DEED — Form 1003 — Published by Tennessee Title Company

For and in consideration of the sum of $1.00 - ONE AND NO/100 - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Charlie C. Birdwell and wife, Edna G. Birdwell, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to FIVE THOUSAND FOUR HUNDRED FORTY THREE AND 93/100 ($5443.93) DOLLARS, the said Grantees have expressly assumed and agreed to pay a first mortgage loan in the amount of FOUR THOUSAND EIGHT HUNDRED SEVEN AND 78/100 ($4807.78) DOLLARS, being the unpaid principal balance of a note in the amount of SIX THOUSAND AND NO/100 ($6000.00) DOLLARS, and said Grantees agree to pay the installment due August 1, 1955, and all subsequent installments, said debt being more fully described in and secured by a Deed of Trust executed by General Homes, Inc., to Marvin K. Barry, Trustee, dated March 1, 1948, of record in Book 1572, page 459, Register's Office for Davidson County, Tennessee; and said Grantees have expressly assumed and agreed to pay a second mortgage loan in the amount of SIX HUNDRED THIRTY SIX AND 15/100 ($636.15) DOLLARS, being the unpaid principal balance of a note in the amount of EIGHT HUNDRED FIFTY AND NO/100 ($850.00) DOLLARS, and said Grantees agree to pay the installment due August 1, 1955, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by Cullom S. Williams and wife, Katie W. Williams, to Marvin K. Barry, Trustee, of record in Book 1572, page 579, Register's Office for Davidson County, Tennessee;
I, Sarah P. Stevens,
have bargained and sold, and by these presents do transfer and convey unto the said
Charlie C. Birdwell and wife, Edna G. Birdwell,
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. 91 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.
Said Lot No. 91 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 171.7 feet on the west line and 171 feet on the east line to a dead line in the rear on which it measures 60 feet.
Being the same property conveyed to H. A. Stevens, Sr. and wife, Sarah P. Stevens, by deed from Katie W. Williams, unmarried, of record in Book 1848, page 341, said Register's Office, the said H. A. Stevens, Sr., having since died.
This conveyance is made subject to restrictions of record in Book 1357, page 677, said Register's Office and the plan of record in Book 1130, page 97, which shows an Owner's Certificate, a 35-foot set-back line from Oneida Avenue and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie C. Birdwell and wife, Edna G. Birdwell, their heirs and assigns, forever.

And I do covenant with the said Charlie C. Birdwell and wife, Edna G. Birdwell, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1955 which have been prorated and assumed by the Grantees herein.
And I, Sarah P. Stevens,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie C. Birdwell and wife, Edna G. Birdwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of July, 1955.

Sarah P. Stevens

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named Sarah P. Stevens, the bargainor, with whom I am personally acquainted, and who acknowledged that I executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1955

Commission expires October 3, 1955

H. Paul Griffin
Notary Public