Form 304

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS,
cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $10,500.00, dated September 27, 1950, executed by J. Henry Roberts, Sr., and wife, Mary Holderman Roberts, payable to Fidelity Federal Savings & Loan Association, with interest at 5% per annum, both principal and interest payable $97.12 monthly, and secured by a deed of trust of record in Book 1895, page 267, Register's Office for Davidson County, Tennessee, and by an advance agreement dated April 7, 1955, of record in Book 2387, page 442, said Register's Office, the sum of $2250.00 was advanced under said deed of trust making a balance due, the sum of $10,412.62, and to be payable with 5% interest, both principal and interest payable $97.12 monthly,

I, Mary Holderman Roberts, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Flinoie Faulkner and wife, Evelyn Helton Faulkner, 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. 73 on the Map of Eskridge Subdivision, of part of the W. B. Franklin Property, of record in Book 547, page 52, Register's Office for said County. Said Lot No. 73 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to J. Henry Roberts, Sr. and wife, Mary Holderman Roberts, of record in Book 1883, page 433, said Register's Office, the said J. Henry Roberts, Sr., having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Flinoie Faulkner and wife, Evelyn Helton Faulkner, their heirs and assigns, forever.

And I do covenant with the said Flinoie Faulkner and wife, Evelyn Helton Faulkner 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 as hereinabove set out, and by 1955 taxes, which the grantees herein assume and agree to pay.

And I, Mary Holderman Roberts, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Flinoie Faulkner and wife, Evelyn Helton Faulkner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of August, 19 55

Mary Holderman Roberts
Mary Holderman Roberts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Mary Holderman Roberts, a widow

the bargainer 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 Nashville, Tennessee, this 25th day of August, 19 55

Commission expires July 15th, 1956.

Notary Public, State-At-Large.