WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN & NO/100******** DOLLARS ($10.00),
and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by Sarah Luobanow, of the principal balance now due ($6,750.00) on a certain note dated October 1, 1953, for the principal sum of $9,250.00, payable $250.00 on April 1, 1954, and thereafter, eight semiannual payments for a like amount and the balance of $6,000.00 payable on October 1, 1958, with interest on the unpaid balance at 5% per annum, payable quarterly on the first day of each January, April, July and October, said indebtedness is to Third National Company, Nashville, Tennessee, and secured by a deed of trust, executed by John J. Todd, Jr. and wife, Carmelita Marie Todd to W. H. Haynes, Trustee, of record in Book 2221, page 249, Register's Office for Davidson County, Tennessee.
Interest on said indebtedness has been paid by the grantors to April 1, 1956.

JOHN J. TODD, JR. and wife, CARMELITA MARIE TODD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SARAH LUOBANOW, to her sole and separate use,

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 the 26th Ward of the City of Nashville, Davidson County, Tennessee, being lot Nos. 10 and 11 of Block "L" on the Plan of Cherokee Park, Section 3, as of record in Book 843, pages 2 and 3, Register's Office for daid County.

Said Lot No. 10 fronts 60 feet on the westerly side of Cherokee Road and runs back 124.91 feet on the northerly line and 124.82 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Said Lot No. 11 fronts 53.40 feet on the westerly side of Cherokee Road and runs back 125 feet on the northerly line and 124.91 feet on the southerly line to a dead line, and measures 53.40 feet thereon.

Being the same property conveyed to John J. Todd, Jr. and wife, Carmelita Marie Todd by deed from Ruby Trice Christian, a widow, of record in Book 1875, page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a joint driveway easement of record in Book 1875, page 631, R.O.D.C., Tennessee

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.

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 17th day of February, 1956

John J. Todd, Jr.
Carmelita Marie Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry E. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named John J. Todd, Jr. and wife, Carmelita Marie Todd
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 17th day of February, 1956

My commission expires: November 8, 1958

Henry E. Martin
Notary Public