BK 2543

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Hundred and no/100 - DOLLARS cash in hand paid by Melvin Webster and wife, Ruby Jewel Webster, receipt of which is hereby acknowledged, and the assumption by the said Melvin Webster and wife, Ruby Jewel Webster, of a mortgage indebtedness due the Guaranty Mortgage Company,

we, James C. Hester and wife, Sherma Ruth A. Hester,

have bargained and sold, and by these presents do transfer and convey unto the said Melvin Webster and wife, Ruby Jewel Webster, their heirs and assigns, all our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the West 8 feet of Lot No. 27 and that part of a 50-foot Avenue adjoining Lot No. 27 on the West as shown on the Map of a Subdivision of G. R. Rose's property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said property fronts 58 feet on the south side of Hester Avenue and runs back between lines 149.5 feet, along the westerly margin of said Avenue and 152.6 feet along the easterly line of the west 8 feet of Lot No. 27 to a dead line on which it measures 58.1 feet.

Being the same property conveyed to James C. Hester and wife, Sherma Ruth A. Hester by R. & R. Homes, Inc., of record in Book 1854, page 351, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin Webster and wife, Ruby Jewel Webster, their heirs and assigns, forever.

And we do covenant with the said Melvin Webster and wife, Ruby Jewel Webster 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, except a mortgage indebtedness due the Guaranty Mortgage Company

And we, James C. Hester and wife, Sherma Ruth A. Hester, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Melvin Webster and wife, Ruby Jewel Webster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of June, 1956

James C. Hester

Sherma Ruth A. Hester

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