BK 2648

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00
TEN AND 00/100 DOLLARS

cash in hand to us paid by Marie V. Zanini, a widow, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption and agreement to pay, along with us, of a promissory note executed by us in the original principal sum of $32,000.00 and secured by a deed of trust to G. F. Turner, Trustee, of record in Book 2530, page 262, R.O.D.C., Tennessee,

we, Frank A. Varallo and wife, Eva R. Varallo,
have bargained and sold, and by these presents do transfer and convey unto the said
Marie V. Zanini, her
heirs and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Map of Payne's Addition to Edgefield, of record in Book 21, page 70, Register's Office for said County.

Said lots adjoin and front together 120 feet on the southerly side of Main Street or Gallatin Pike and run back 174.4 feet on the easterly line of Lot No. 3 and 178 feet on the westerly line of Lot No. 2, along the easterly margin of McFerrin Avenue, to an alley in the rear on which they measure 102 feet.

Being property vested in Frank A. Varallo and wife, Eva R. Varallo, by three deeds, one from William C. Terrell and wife, of record in Book 1380, page 168, one from Marie V. Zanini, of record in Book 2400, page 399, and one from J. Fred Hathcock, Sr. et al, of record in Book 2401, page 77, said Register's Office.

This conveyance is made subject to the lease agreement to Sinclair Refining Company of record in Book 2550, page 55, Register's Office for said County, and an assignment of the rents under said lease of record in Book 2557, page 160, said Register's Office.

To have and to hold the said one-half undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie V. Zanini, her heirs and assigns, forever.

And we do covenant with the said Marie V. Zanini 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, Frank A. Varallo and wife, Eva R. Varallo, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marie V. Zanini, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of May, 1957

Frank A. Varallo

Eva R. Varallo

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W. S. Hofstetter, a Notary Public in and for said County and State, the within named Frank A. Varallo and wife, Eva R. Varallo, Frank A. Varallo, Eva R. Varallo, the bargainors, 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 24 day of May, 1957

Commission expires Jan. 5, 1960

W. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W. S. Hofstetter
Notary Public

TENNESSEE TITLE COMPANY

PG 375