WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100----------DOLLARS
CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF A DEED OF TRUST EXECUTED BY JESSE R. BARTEE AND WIFE, TO HERSCHEL GREER, TRUSTEE, OF RECORD IN BOOK 2163, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY AN INSTRUMENT OF RECORD IN BOOK 2172, PAGE 624, SAID REGISTER'S OFFICE, THIS DEBT WAS ASSIGNED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION,

WE, JESSE R. BARTEE AND WIFE, EVELYN PEACH BARTEE, have bargained and sold, and by these presents do transfer and convey unto the said H. M. IRWIN SR. AND WIFE, BERNICE A. IRWIN, THEIR heirs and assigns, 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 NO. 74 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 74 FRONTS 50 FEET ON THE EASTERLY SIDE OF 39TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JESSE R. BARTEE AND WIFE, EVELYN PEACH BARTEE, BY DEED FROM ROBERT E. MABRY AND WIFE, GLADYS M. MABRY, OF RECORD IN BOOK 2107, PAGE 160, 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 H. M. IRWIN SR. AND WIFE, BERNICE A. IRWIN, THEIR heirs and assigns, forever.

And WE do covenant with the said H. M. IRWIN SR. AND WIFE, BERNICE A. IRWIN, 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, JESSE R. BARTEE AND WIFE, EVELYN PEACH BARTEE, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said H. M. IRWIN SR. AND WIFE, BERNICE A. IRWIN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 30TH day of MAY, 19 57

Jesse R. Bartee
JESSE R. BARTEE

Evelyn Peach Bartee
EVELYN PEACH BARTEE