BK 2690

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

---------- Ten ($10.00) & 00/100 ---------- DOLLARS

cash in hand paid by the within named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Fannie James (formerly Fannie Everett),

have bargained and sold, and by these presents do transfer and convey unto the said Robert Hayes and wife, Annie Lucille Hayes, 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. 11 in Johnson Bransford's unrecorded Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, situated in Nashville, and described as follows:

Beginning at a point on the east side of Morrison Street about 330 feet South of the intersection of Jackson and Morrison Streets, and extending southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the east side of Morrison Street extends back between parallel lines and with northern margin of Lot No. 10 in said plan 135 feet more or less to an alley in the rear.

Being the same property conveyed to Mrs. Fannie James (formerly Fannie Everett) by deed from Johnson Bransford and wife, Anna Marye Bransford, of record in Book 306, page 599, and by Quitclaim deed from James L. Medlin, Winston Medlin, Lorena Medlin Alexander, Margaret G. Medlin, and Sara E. Johnson, the only surviving heirs of James Everett, deceased, of record in Book 2345, page 96, 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 Robert Hayes and wife, Annie Lucille Hayes, their heirs and assigns, forever.

And I do covenant with the said Robert Hayes and wife, Annie Lucille Hayes 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.

And I, Fannie James do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Hayes and wife, Annie Lucille Hayes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of June, 1957

Fannie James

DG 49