For and in consideration of the sum of - TEN AND NO/100 -

- - ($10.00) - DOLLARS cash in hand paid by LESTER A. FUSSELL AND WIFE, BIRDIE JONES FUSSELL, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, KENNETH E. BEARDEN AND WIFE, ANNIE LOU C. BEARDEN, have bargained and sold, and by these presents do transfer and convey unto the said LESTER A. FUSSELL AND WIFE, BIRDIE JONES FUSSELL, 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. 121 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 17, 1957, as follows:

Said Lot No. 121 fronts 60 feet on the easterly side of Jewell Street and runs back between lines, 146.8 feet on the northerly line and 146.4 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Kenneth E. Bearden and wife, Annie Lou C. Bearden, by deed from Elmore H. Hughes and wife, of record in Book 1785, page 275, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 1357, page 677, said Register's Office, and subject to conditions set out in plan of record in Book 1130, page 97, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LESTER A. FUSSELL AND WIFE, BIRDIE JONES FUSSELL, their heirs and assigns, forever.

And we do covenant with the said LESTER A. FUSSELL AND WIFE, BIRDIE JONES FUSSELL, 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 by taxes for the year 1957 which have been prorated and are hereby assumed by the grantee.

And we, KENNETH E. BEARDEN AND WIFE, ANNIE LOU C. BEARDEN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LESTER A. FUSSELL AND WIFE, BIRDIE JONES FUSSELL, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of August, 1957

Kenneth E. Bearden

Annie Lou C. Bearden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named KENNETH E. BEARDEN AND WIFE, ANNIE LOU C. BEARDEN, 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 office, this 20th day of August, 1957

Commission expires 11-12-1957

Annie Abernathy
Notary Public

20 13702

WARRANTY DEED
3220-FHA

FROM

KENNETH E. BEARDEN AND WIFE,

ANNIE LOU C. BEARDEN,

TO

LESTER A. FUSSELL AND WIFE,

BIRDIE JONES FUSSELL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of AUG A.D. 1957 at 2:38 o'clock P M.
Noted in Book 58 Page 560
Recorded in Book ___ Page ___
Recording Fee $ 2.10
JAMES P. WILSON, Register
By T. B. Williams Dpt. Reg.