WARRANTY DEED

For and in consideration of the sum of Sixty-two Hundred Fifty ($6250.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, I, J. R. Huffman, Guardian, estate of Mrs. Bessie Huffman, pursuant to the authority granted me by decree of the County Court of Davidson County, Tennessee, of record in Minute Book 152, page 450, rendered on October 8, 1957, have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Wiley L. Newton, her 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. 95 on the Plan of Sharpe and Horn's first addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.
Said Lot No. 95 fronts 50 feet on the westerly side of Stainback Avenue, and runs back between parallel lines 160 feet, more or less, to an alley.
Being part of the property conveyed to J. R. Huffman and wife, Bessie Huffman, by deed from T. J. Cage and wife, of record in Book 602, page 127, said Register's Office, the said J. R. Huffman having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Wiley L. Newton, her heirs and assigns, forever.

And I do covenant with the said Mrs. Wiley L. Newton that I have a lawful right to sell the said tract of land pursuant to a decree of the County Court of Davidson County, Tennessee, of record in Minute Book 152, page 450, and that the same is unencumbered.

And I, J. R. Huffman, guardian of the estate of Mrs. Bessie Huffman, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Wiley L. Newton, her heirs and assigns against the lawful claims of all persons whomsoever.

And I, J. R. Huffman, further warrant that I am the guardian lawfully appointed for Mrs. Bessie Huffman, and that I have a right to convey the said parcel of land pursuant to the aforementioned decree.