WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE HUNDRED & NO/100 - - - - - - - - - - - - - - ($2500.00) - - - - - - - - DOLLARS, of which $ 2500.00 has been paid in cash, the receipt of which is hereby acknowledged, ~~and for the balance~~ _____ ~~has/have executed his/their note of even date herewith, payable to order of "Ourselves" and endorsed by Grantee, in~~ _____ ~~installments of~~ $ _____ ~~due _____ _____ _____ years from date, with interest at six (6%) per cent per annum, payable semi annually on unpaid balance of principal indebtedness,~~

FOLK-JORDAN COMPANY, INC., and THE UNION TRUST COMPANY, both Tennessee corporations, have bargained and sold and by these presents do transfer and convey unto CARLOS M. HANKINS and wife, WANDA H. HANKINS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 404 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, pages 128 129 Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 180.8 feet on the southerly side of Bellshire Drive and extends back between lines, 274.1 feet on the easterly line and 255.6 feet on the westerly line to a dead line in the rear on which it measures 105 feet.

Being part of the same property conveyed to Grantors by deed of Bellshire Properties, Inc., of record in Book 2735, page 288, Register's Office for Davidson County, Tennessee.

~~A lien is expressly retained upon the property herein described to secure the payment of any unpaid purchase money, as set out herein, together with interest and any attorneys fee accruing thereon.~~

This conveyance is made subject to restrictive covenants of record in Book 2542, page 415, said Register's Office, and set-back lines, easements, etc., shown on Plan of record in Book 2331, Page 128 & 129, said Register's Office.

COMMERCE UNION BANK, a corporation, the lawful owner and holder of the indebtedness secured by Deed of Trust of record in Book 2685, page 495, Register's Office for Davidson County, Tennessee, joins herein for the sole purpose of releasing the lien secured by said Deed of Trust as to the property hereinabove described, but not further or otherwise.

~~Any single lot herein conveyed will be released by Grantors upon payment of $ _____ in cash and interest on the entire unpaid balance.~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CARLOS M. HANKINS and wife, WANDA H. HANKINS, their heirs and assigns forever.

And Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered except as aforesaid and taxes for the current year.