For and in consideration of the sum of $ - - - - TEN AND NO/100 - DOLLARS - - - - - - ($10.00) cash in hand paid by JAMES E. BABER AND WIFE, RUBY M. BABER and other good and valuable considerations, the receipt of all of which are hereby acknowledged

We, ADA S. ESTES AND HUSBAND MACK ESTES have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. BABER AND WIFE, RUBY M. BABER their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 49 on the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for said County.

Said Lot No. 49 fronts 75 feet on the north side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Ada S. Estes, by deed from Paul W. Derryberry and wife, of record in Book 2743, page 167, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1728, page 541, and conditions set out in plan of record in Book 1424, page 113, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES E. BABER AND WIFE, RUBY M. BABER their heirs and assigns, forever.

And we do covenant with the said JAMES E. BABER AND WIFE, RUBY M. BABER 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 1958, which have been prorated and are hereby assumed by the grantee.

And we, ADA S. ESTES AND HUSBAND MACK ESTES do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES E. BABER AND WIFE, RUBY M. BABER their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of July, 1958

Ada S. Estes

Mack Estes

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named ADA S. ESTES AND HUSBAND MACK ESTES 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 Nashville, Tennessee, this 11th day of July, 1958.

Evelyn S. Kurz
Notary Public

Commission expires October 28, 1961

Warranty Deed

FROM

ADA S. ESTES AND HUSBAND MACK ESTES

TO

JAMES E. BABER AND WIFE, RUBY M. BABER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JUL A.D. 1958 at 2:13 o'clock P M.
Noted in Book 90 Page 675
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] Dep. Reg.