WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Richard M. Dobyns and wife, Ruth N. Dobyns, the receipt of which is hereby acknowledged, and in further consideration of the said Richard M. Dobyns and wife, Ruth N. Dobyns assuming and agreeing to pay the balance due on a deed of trust executed by Leo A. Lasater and wife, to Herschel Greer, Trustee, as of record in Book 2057, page 633, to secure Guaranty Mortgage Company, a note dated Oct. 17, 1951, for $10,000.00, with interest at 4% per annum, both principal and interest payable $52.80 monthly, beginning Nov. 1, 1951, balance due Oct. 1, 1976.
By an instrument of record in Book 2227, page 199, the above debt was assigned to Worcester Federal Savings & Loan Association.

We, Thomas W. Rude and wife, Willadene S. Rude have bargained and sold, and by these presents do transfer and convey unto the said Richard M. Dobyns and wife, Ruth N. Dobyns their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Subdivision of the Lands of Allen Cotton, not of record and described as follows:
Beginning at the north corner of the tract conveyed to I. F. Elliott and wife, and Mrs. Martin Cotton Farley and husband, by deed of record in Book ____, page ____, in the Register's Office for said County; and running with Elliott's north line in a westerly direction 200 feet to a point; thence in a northerly direction 230 feet to a point; thence in an easterly direction 200 feet to the westerly margin of Granny White Pike; thence with the margin of said Pike, southerly 201 feet to the point of beginning, and there is included in the foregoing description, but to be excluded therefrom a portion of said tract known as "Cotton Family Burying Ground" which said tract is the southeast corner of the tract hereby conveyed, and measures 64 feet on the east and west line and 39 feet on the north and south lines.
Being property conveyed to Thomas W. Rude and wife, Willadene S. Rude, by deed from Leo A. Lasater and wife, as of record in Book 2036, page 177, 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 Richard M. Dobyns and wife, Ruth N. Dobyns their heirs and assigns, forever.

And we do covenant with the said Richard M. Dobyns and wife, Ruth N. Dobyns 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, with exception of 1958 taxes which are prorated and assumed by the Grantees herein.

And we, Thomas W. Rude and wife, Willadene S. Rude do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard M. Dobyns and wife, Ruth N. Dobyns their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of September, 19 58

Helen J. Stultz
Doris Casper

Thomas W. Rude
Thomas W. Rude
Willadene S. Rude
Willadene S. Rude