WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

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 Jack Witt and wife, Lucille T. Witt, the receipt of which is hereby acknowledged, and in further consideration of the said Jack Witt and wife, Lucille T. Witt assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Melvin Leroy Nipper and wife, to Miller Kimbrough, Trustee, of record in Book 2464, page 343, to secure Kimbrough-Phillips Company, one note dated October 21, 1955, for the sum of $7,400.00, with interest at 4½% per annum, both principal and interest payable $41.14 monthly, beginning December 1, 1955, balance due October 1, 1980.

This conveyance is made subject to restrictions filed for record January 31, 1950 in Book 1787, page 39, said Register's Office.

We, Melvin Leroy Nipper and wife, Dorothy R. Nipper have bargained and sold, and by these presents do transfer and convey unto the said Jack Witt and wife, Lucille T. Witt 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. 15 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for said County.

Said Lot No. 15 fronts 55 feet on the northerly side of Gatlin Drive and runs back 146.9 feet on the easterly line and 180.1 feet on the westerly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Melvin Leroy Nipper and wife, Dorothy R. Nipper, by deed from James David Evans and wife, of record in Book 2480, page 219, 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 Jack Witt and wife, Lucille T. Witt their heirs and assigns, forever.

And we do covenant with the said Jack Witt and wife, Lucille T. Witt 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 before mentioned Deed of Trust.

~~And we, Melvin Leroy Nipper and wife, Dorothy R. Nipper~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Witt and wife, Lucille T. Witt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of November, 1958

Melvin Leroy Nipper (signature)
Melvin Leroy Nipper

Dorothy R. Nipper (signature)
Dorothy R. Nipper

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Melvin Leroy Nipper and wife, Dorothy R. Nipper 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 12th day of November, 1958

Commission expires May 16, 1961

Phillip E. Cole (signature)
Notary Public