WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, The Union Acceptance Corporation, a Tennessee corporation, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Edward A. Hickerson and wife, Hattie M. Hickerson, 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. 17 and 19 of Block 98, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 17 and 19 front together 50 feet on the easterly side of 47th Avenue, North, formerly 6th Street, and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to The Union Acceptance Corporation by deed from Mrs. A. C. Neal, et als, of record in Book 2800, page 267, said Register's Office.

This conveyance is expressly subject to the following:

1. All taxes for 1959
2. Such state of facts as an accurate survey would disclose.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward A. Hickerson and wife, Hattie M. Hickerson, their heirs and assigns, forever.

And The Union Acceptance Corporation does ~~do~~ covenant with the said Edward A. Hickerson and wife, Hattie M. Hickerson that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above set out.

And The Union Acceptance Corporation does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Edward A. Hickerson and wife, Hattie M. Hickerson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of January, 1959

Attest:

Secretary

THE UNION ACCEPTANCE CORPORATION

By

President