TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration thatthe grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 17, 1957, executed by the grantors herein, payable to Murphree Mortgage Company, for the original sum of $9,650.00, with interest at 4½% per annum, both principal and interest payable $48.90 monthly, beginning July 1, 1957, final May 1, 1987, and secured by Deed of Trust of record in Book 2621, page 413, Register's Office for Davidson County, Tennessee; the said debt having since been assigned to The Dime Savings Bank of Williamsburgh, by an instrument of record in Book 2623, page 563, said Register's Office, we, George John Eckert, Jr. and wife, Sara B. Eckert,

have bargained and sold, and by these presents do transfer and convey unto the said John Evan Roberts, Sr., and wife Marie M. Roberts,

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. 250 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 250 fronts 100.1 feet on the east side of Cypress Drive and runs back 169.2 feet on the north line and 165.4 feet on the south line to a dead line in the rear on which it measures 99.5 feet.

Being the same property conveyed to George John Eckert, Jr. and wife, Sara B. Eckert, by deed from Melpar Homes, Inc., of record in Book 2647, page 487, said Register's Office.

The above described property is being conveyed subject to Restrictions in Book 2598, page 491, 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 John Evan Roberts, Sr. and wife, Marie M. Roberts, their heirs and assigns, forever.

And we do covenant with the said John Evan Roberts, Sr. and wife, Marie M. Roberts 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 1958 taxes, which have been pro-rated and assumed by the grantees herein.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of February, 19 59

George John Eckert, Jr.

Sara B. Eckert

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named George John Eckert, Jr. and wife, Sara B. Eckert, 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 17th day of February, 19 59

My commission expires May 14, 1960

Jno. C. Jeffords Notary Public
State-at-Large

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