WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100- DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid by Emily Hendricks Burge, the receipt of all of which is hereby acknowledged, and in further consideration of the said Emily Hendricks Burge assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Paul R. Threadgill, Jr., and wife, Betty W. Threadgill, to Louis R. Linx, Trustee, dated January 17, 1958, recorded January 20, 1958, of record in Book 2685, page 463, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $8,550.00 and payable to First Federal Savings & Loan Association.

We, Paul R. Threadgill, Jr., and wife, Betty W. Threadgill hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Emily Hendricks Burge, for her sole and separate use, free from the debts, contracts, and liabilities of her present or any future husband, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Dalewood, Section I, as of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 30 fronts 85.1 feet on the easterly side of Thistlewood Avenue and runs back 140.6 feet on the northerly line and 135.9 feet on the southerly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Paul R. Threadgill, Jr., and wife, Bettye W. Threadgill, by deed from James Madison Bain and Ralph W. Bain, of record in Book 2735, page 265, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, with exception of before mentioned Deed of Trust.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 30th day of June, 1959

Paul R. Threadgill Jr.

Betty W. Threadgill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hubert G. Peeler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Paul R. Threadgill, Jr., and wife, Betty W. Threadgill the bargainor(s), 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, the 30 day of June, 1959

Hubert G. Peeler
Notary Public

My commission expires: May 19, 1963

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUL A.D. 1959 at 1:41 o'clock P M.
Noted in Book 43 Page 121
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By

File: Nashville Mortgage and Re

WARRANTY DEED

From 40125

Paul R. Threadgill, Jr
et ux

To

Emily Hendricks Burge