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 Harold M. Spears and wife, Doris G. Spears, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated June 27, 1958, for the sum of $13,900.00, with interest at 5¼% per annum, payable to Kimbrought-Phillips Company, and secured by Deed of Trust executed by Lester Eugene Powell and wife, Phyllis S. Powell, to Miller Kimbrough, Trustee, and of record in Book 2815, page 1, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Harold M. Spears and wife, Doris G. Spears, do hereby assume and agree to pay, we,

LESTER EUGENE POWELL AND WIFE, PHYLLIS S. POWELL,

have bargained and sold, and by these presents do transfer and convey unto the said HAROLD M. SPEARS AND WIFE, DORIS G. SPEARS, 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. 312 on the Plan of Bellshire Estates, Section "A" of record in Book 2331, pages 115 and 116, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Bellshire Drive at the corner of Lots Nos. 310 and 312; thence with the line between said lots northerly 182 feet to a corner of Lot No. 316; thence with the line between Lot Nos. 312 and 316, westerly 190 feet to the easterly margin of Sussex Drive; thence with the margin of said Drive, southerly 136.4 feet to the beginning of a curve; thence around said curve, southeasterly 38.9 feet to the north margin of Bellshire Drive; thence with the margin of the same, easterly 156 feet to the point of beginning.

Being the same property conveyed to Lester Eugene Powell and wife, Phyllis S. Powell, by deed from Gaines and Gregory Construction Company, Inc., of record in Book 2794, page 289, 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 Harold M. Spears and wife, Doris G. Spears, their heirs and assigns, forever.

And we do covenant with the said Harold M. Spears and wife, Doris G. Spears, 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 as hereinabove set forth.

And We, Lester Eugene Powell and wife, Phyllis S. Powell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harold M. Spears and wife, Doris G. Spears, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of July, 1959.

Lester Eugene Powell
Phyllis S. Powell

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Lester Eugene Powell and wife, Phyllis S. Powell, 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 Madison, Tennessee, this 9th day of July, 1959.

Commission expires May 20, 1963.

Notary Public