THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of
----One Dollar ($1.00)---------- DOLLARS
cash in hand paid by the grantee to the grantors, receipt of which is hereby acknowledged, and for the further consideration of the grantee herein named assuming and agreeing to pay the balance due of both principal and interest, owing on a certain note secured by deed of trust of record in Book 1696, Page 311, Register's Office for Davidson County, Tennessee, and a note secured by installment deed of record in Book 2734, Page 50, Register's Office for Davidson County, Tennessee; we, J. B. Donegan and wife, Fay Jean Helton Donegan---- ---------- have bargained and sold, and by these presents do transfer and convey unto the said ----------Bess A. Donegan, her---------

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being Lot No. 59 on the Map of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the northerly side of Morton Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Bess A. Donegan and J. B. Donegan by deed from Gladys Elaine Crowder of record in Book 2734, Page 50, Register's Office for Davidson County, Tennessee, and the interest herein conveyed being the same interest acquired by said J. B. Donegan by said instrument.

The purpose of this instrument being to vest the absolute fee simple title to the property hereinabove described in the said Bess A. Donegan, the grantee herein named.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said _____ -----Bess A. Donegan, her---------- heirs and assigns, forever.

And we do covenant with the said ----Bess A. Donegan------- 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.

And we, J. B. Donegan and wife, Fay Jean Helton Donegan----- do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said -----Bess A. Donegan, her------ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s* this 14 day of Nov., 1959

J B Donegan

Fay Jean Helton Donegan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. M. Johnson, a Notary Public in and for said County and State, the within named J. B. Donegan and wife, Fay Jean Helton Donegan, 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 office, this 14 day of Nov., 1959

Geo. M. Johnson
Notary Public

My Commission Expires Dec. 4th 1962