WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of .....($10.00).....

Ten & No/100..... DOLLARS

cash and other valuable considerations the receipt of which is hereby acknowledged, and the assumption of a deed of Trust to Albert H. Thomas Trustee, as of record in Book 2866, page 14, R.O.D.C.Tennessee, in the principal sum of ($1,700.00) Dollars, and which has been reduced to the sum of ($1,465.41) Dollars,

We, Clarence E. Varden and wife Lois Belle Varden,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Preston and wife Bertha Preston,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 197 and 198 on the Revised Plan of Payne, Blakemore and Cummings Division of record in Book 57, page 81, Register's Office for said County. Said parts of said Lots front 50 feet on the northerly side of Sevier Street, being described as follows:

Beginning at a point 61 feet in the easterly direction from the intersection of Sevier Street and South 12th Street, on the northerly margin of Sevier Street and running back between parallel lines 100 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Clarence E. Varden and wife Lois Belle Varden, by deed from Wesley Allie Dickens and wife, as of record in Book 2590, page 167, 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 said Clarence Preston and wife Bertha Preston,

their heirs and assigns, forever.

And We do covenant with the said Clarence Preston and wife Bertha Preston,

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 stated,

And We, Clarence E. Varden and wife Lois Belle Varden,

do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Preston and wife Bertha Preston,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of December, 19 59

Clarence E. Varden

Lois Belle Varden