For and in consideration of the sum of $ 17,150.00 -

- - - - - SEVENTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100 - - - - - - - - DOLLARS

of which $7,011.59 cash in hand has been paid by Beatrice B. Seawell, the receipt of which is hereby acknowledged, and for the further consideration the said Beatrice B. Seawell assumes and agrees to pay an indebtedness in the amount of $10,138.41, which indebtedness originally amounted to $10,800.00 and is fully described in a Vendor's Lien retained in deed of record in Book 2812, page 56, Register's Office for Davidson County, Tennessee, I, Olivia B. Lineberry,

have bargained and sold, and by these presents do transfer and convey unto the said Beatrice B. Seawell,

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

Being the north 45.7 feet of Lot No. 2 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of said Lot No. 2 fronts 45.7 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, 160 feet to an alley, together with an easement through, over and across the four feet of the adjoining property as set out in an agreement between W. W. Wilkerson and Mrs. Anna T. Hill, as of record in Book 1283, page 111, said Register's Office.

Being the same property conveyed to Olivia B. Lineberry, by deed from Erlon E. Taylor and wife, as of record in Book 2812, page 56, said Register's Office.

This conveyance is made subject to an easement for a joint driveway as set out in agreement between W. W. Wilkerson and Mrs. Anna T. Hill, as of record in Book 1283, page 111, Register's Office for Davidson County, Tennessee, and in the deed of record in Book 1066, page 237, to E. S. Cooper and wife, an easement for a driveway 10 feet wide over the land in question was reserved.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beatrice B. Seawell, her heirs and assigns, forever.

And I do covenant with the said Beatrice B. Seawell, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as described above.

And I, Olivia B. Lineberry, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Beatrice B. Seawell, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of December 1959.

Olivia B. Lineberry

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Olivia B. Lineberry the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1959.

Commission expires November 20, 1961

Lenora Underwood
Notary Public

DO NOT PUBLISH

Warranty Deed

675772

FROM Olivia B. Lineberry

TO Beatrice B. Seawell,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN A.D. 1960 at 10:15 o'clock A. M.
Noted in Book 94 Page 818
Recording Fee 2.00
JAMES P. WILSON, Register
By

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.