# WARRANTY DEED

For and in consideration of One and No/100 ($1.00) Dollar cash in hand paid by Francis A. Hunt and of the love and affection I bear for her, and in consideration of her assuming and agreeing to pay with me the unpaid principal balance of one promissory note for the original principal sum of Seven Thousand Five Hundred and No/100 ($7,500.00) Dollars payable with interest and service fee in monthly installments of Fifty-one and 60/100 ($51.60) Dollars, beginning September 1, 1953, said note being dated August 29, 1953, and being secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 2214, page 495, Register's Office for Davidson County, Tennessee, I, Joseph Elliott Hunt, hereby transfer and convey unto Francis A. Hunt, for the purpose of creating an estate by the entireties by and between the Grantor herein named in and to the entire interest in the property hereinafter described:

Land in Davidson County, Tennessee, being part of Lots 23 and 24 of Block "E" on the Map of Woodbine Courts, Part 2, not of record.

Said parts of lots front 75 feet on the southerly side of Collier Avenue and run back between parallel lines 155.5 feet to a dead line in the rear, measuring 75 feet thereon, the northwesterly corner of said tract being a point in the southerly margin of Collier Avenue, 578.9 feet easterly from a monument at the beginning of a curve in the southeasterly intersecting corner of Collier Avenue and Simmons Street. Said tract consisting of the westerly 30 feet of lot 23 and the easterly 45 feet of Lot 24, Block "E", on the map of said unrecorded subdivision.

Being the same property conveyed to Joseph Elliott Hunt, unmarried, by deed from Morgan W. Knight and wife, Byrnice Knight, as of record in Book 2158, page 625, Register's Office for said County.

It is the intention of the said Joseph Elliott Hunt in making the within conveyance of the above described property to create in him and his said wife an estate of tenancy by the entirety in and to the entire interest in said property previously held by the Grantor under and by virtue of the provisions of Tennessee Code Annotated 64-109.

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

And I do covenant with the said Francis A. Hunt 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 hereinbefore stated.

And I, Joseph Elliott Hunt, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title