BK 3030

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)----------DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration Oscar Charlie Seiner Jr., and wife, Elizabeth L. Seiner, have assumed and agreed to pay the remaining unpaid balance of a certain note which is decured by a deed of trust executed by Howard Randell Jennings and wife, Neva Marie Jennings, to Miller Kimbrough, Trustee, of record in Book 2430, page 7, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Howard Randell Jennings and wife, Neva Marie Jennings, have bargained and sold, and by these presents do transfer and convey unto the said Oscar Charlie Seiner Jr., and wife, Elizabeth L. Seiner 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 Lot No. 61 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County.

Said Lot No. 61 fronts 84.8 feet on the northerly margin of Lakeland Drive and extends back between lines, 175.7 feet on the westerly line and 169.2 feet on the easterly line, to a dead line in the rear, on which it measures 76 feet.

Being the same property conveyed to Howard Randell Jennings and wife, Neva Marie Jennings, by deed from Riverwood Homes, Inc., of record in Book 2444, page 469, 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 Oscar Charlie Seiner Jr., and wife, Elizabeth L. Seiner their heirs and assigns, forever.

And we do covenant with the said Oscar Charlie Seiner Jr., and wife, Elizabeth L. Seiner 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 herein above set out.

And we, Howard Randell Jennings and wife, Neva Marie Jennings do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar Charlie Seiner Jr., and wife, Elizabeth L. Seiner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of February, 19 60

Howard Randell Jennings

Neva Marie Jennings

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