WARRANTY DEED — The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of TEN & 00/100 - DOLLARS ($ 10.00),

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a Deed of Trust note dated October 3, 1958, in the original principal sum of $8,940.00, secured by Deed of Trust executed by Edward E. Randolph and wife, Dorothy D. Randolph, to Ross Dunn, Trustee, of record in Book 2833, page 509, Register's Office for Davidson County, Tennessee,

We, GILBERT MARSHALL IRWIN, JR., AND WIFE, ROXANA G. IRWIN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERALD NOFFSINGER AND WIFE, HELEN J. NOFFSINGER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 78 fronts 65 feet on the westerly side of Skyview Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Gilbert Marshall Irwin, Jr., and wife, Roxana G. Irwin, by deed from Edward E. Randolph and wife, Dorothy D. Randolph, as of record in Book 2857, page 453, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of March 1960

Gilbert Marshall Irwin Jr.

Roxana G. Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CLETUS KNIGHT, a Notary Public in and for the State and County aforesaid, personally appeared the within named GILBERT MARSHALL IRWIN, JR., and wife, ROXANA G. IRWIN,

the bargainor(s), 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 DONELSON Tennessee, this, the 7th day of MARCH, 1960

Notary Public

My commission expires: 11/10/1963

WARRANTY DEED 75305

From GILBERT MARSHALL IRWIN, JR., ET UX

To GERALD NOFFSINGER, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of MAR A.D. 1960 at 8:57 o'clock A.M.
Noted in Book 93 Page 308
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By

The DAVIDSON COUNTY TITLE INSURANCE CO. INC.
"A Guaranteed Title"
NASHVILLE 14, TENNESSEE