WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - - - - ($10.00) DOLLARS, cash in hand paid by the grantee herein, receipt of which is hereby acknowledged, and for the express purpose of creating a seperate estate in June Shofner, one of the grantors herein, we,

ROBERT L. SHOFNER AND wife, JUNE SHOFNER,

have bargained and sold and by these presents do hereby transfer and convey unto

ELIZABETH MURPHREE, TRUSTEE,

her successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block 30 on the Map of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 104, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the easterly side of Wilson Avenue and runs back between parallel lines, along the northerly margin of Cathey Avenue, 167.5 feet to an alley.

Being the same property conveyed to Robert L. Shofner and wife, June Shofner, by deed from Ray Tate and wife, of record in Book 1194, page 649, Register's Office, 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 Elizabeth Murphree, Trustee, her successors and assigns, forever.

And we do covenant with the said Elizabeth Murphree, Trustee, that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except by deed of trust of record in Book 862, page 185, said Register's Office, and by taxes for 1960.

And we, Robert L. Shofner and wife, June Shofner, to further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Elizabeth Murphree, Trustee, her successors and assigns, against the lawful claims of all persons whomsoever.

AND NOW, I, ELIZABETH MURPHREE, TRUSTEE, for the consideration of ONE DOLLAR ($1.00), cash in hand paid by the grantee herein, receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto JUNE SHOFNER, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, said property being conveyed subject to said deed of trust of record in Book 862, page 185, said Register's Office, above referred to.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JUNE SHOFNER, her heirs and assigns forever.

WITNESS our hands this the 14th day of March, 1960.

Robert L. Shofner
Robert L. Shofner

June Shofner
June Shofner

Elizabeth Murphree, Trustee
Elizabeth Murphree, Trustee

