BK 3066

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 considerations paid, the receipt of all of which is hereby acknowledged by the grantors herein, and in further consideration that Bernard G. Ellis and wife, Jean Jackson Ellis, assume and agree to pay the present indebtness, due to Fidelity Federal Savings and Loan Association, in the original principal amount of $14,100.00, secured by a deed of trust, executed by the grantors to Louis Leftwich, Jr., as of record in Book 2911, Page 559, Register's Office for said County,

We, H. B. GUTHRIE and wife, VIRGINIA C. GUTHRIE,

have bargained and sold, and by these presents do transfer and convey unto the said BERNARD G. ELLIS, JR., and wife, JEAN JACKSON ELLIS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 81 on the Plan of Shepard Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County.

Beginning at a point in the southwesterly margin of Shepard Hills Drive, at the corner of Lots Nos. 81 and 82; thence with the line between said lots, southwesterly 370 feet to a point; thence South 31° 02' East 132.5 feet to a locust post at a corner of Lot No. 80; thence with the line between Lots Nos. 80 and 81, northeasterly 426.1 feet to the margin of Shepard Hills Drive; thence with the margin of the same, northwesterly 120 feet to the point of beginning.

Being the same property conveyed to H. B. Guthrie and wife, Virginia C. Guthrie, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 2831, page 267, Register's Office for Davidson County, Tennessee.

Said premises are conveyed subject to: 1960 State & County Taxes which have been pro-rated and will be paid by Bernard G. Ellis, Jr., and wife; Restrictions and easements of record in Book 2900, Page 12, and Book 2452, Page 41, both of said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard G. Ellis, Jr., and wife, Jean Jackson Ellis, their heirs and assigns, forever.

And we do covenant with the said Bernard G. Ellis, Jr., and wife, Jean Jackson Ellis, 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 stated herein.

And we, H. B. Guthrie and wife, Virginia C. Guthrie, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bernard G. Ellis, Jr., and Jean Jackson Ellis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of April, 19 60

H B Guthrie
H. B. Guthrie

Virginia C. Guthrie
Virginia C. Guthrie

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