BK 3073

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, and in further consideration that the grantees herein assume and agree to pay the present indebtedness of approximately $16,091.75 plus interest as secured by a deed of trust executed by James L. Warren and wife, Alene Sain Warren, to John B. Beckett, Trustee, of record in Book 2891, Page 167, Register's Office for Davidson County, Tennessee;

We, JAMES L. WARREN and wife, ALENE SAIN WARREN, have bargained and sold, and by these presents do transfer and convey unto the said FLETCHER V. HAMBLIN and wife, MILDRED L. HAMBLIN, 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. 2 on the Plan of Sidney Rosenberg's Land on the Dickerson Pike, of record in Book 3, page 23, of the Chancery Court at Nashville.

Said Lot 2 fronts 230 feet on the westerly side of New Dickerson Pike and runs back 670 feet on the southerly line and 700 feet on the northerly line, along the center line of a 50 feet unnamed street, to a dead line in the rear, measuring 230 feet thereon.

Being the same property conveyed to James L. Warren and wife, Alene Sain Warren, of record in Book 2863, page 91, said Register's Office.

Said premises are conveyed subject to: the foregoing said deed of trust; easements of record in said plan Book; and 1960 State & County Taxes which have been pro-rated and will be paid by the said Fletcher V. Hamblin and wife.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fletcher V. Hamblin and wife, Mildred L. Hamblin, their heirs and assigns, forever.

And we do covenant with the said Fletcher V. Hamblin and wife, Mildred L. Hamblin 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, James L. Warren and wife, Alene Sain Warren, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fletcher V. Hamblin and wife, Mildred L. Hamblin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of May, 1960

James L. Warren — James L. Warren

Alene Sain Warren — Alene Sain Warren

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