WARRANTY DEED

For and in Consideration of the sum of ONE THOUSAND DOLLARS cash in hand paid the receipt of which is hereby acknowledged and for the further consideration of the assumption of a loan payable to H. S. Walker and wife, Frances Walker for the sum of the unpaid balance on said notes, payable $50.00 each month until principal and interest are paid in full, beginning July 1, 1960.

The note being assumed by grantees being the same note and deed of trust executed by the grantor, Wallace F. Hornal and wife, Mary Catherine Hornal, dated September 1, 1955, payable to the said H. S. Walker and wife, Frances Walker and recorded in Book 2449, page 290, Register's Office, Davidson County, Tennessee. The grantees assume any and all of the obligations set forth in the said recorded deed of trust which the said Wallace F. Hornal and wife, Mary Catherine Hornal agreed to in said instrument.

We, Howard B. Hudgins and wife, Dorothy L. Hudgins, have bargained and sold, and by these presents do transfer and convey unto the said Royal H. Deere, his heirs and assigns, a certrain tract or parcel of land in Davidson County, State of Tennessee, as follows:

"Being Lot No. 62 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

"Said Lot No. 62 fronts 50 feet on the easterly side of 33rd Avenue, North, formerly Baron Street and runs back between parallel lines 140 feet to an