BK 3104

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($16,000.00)

Sixteen Thousand & NO/100th. ---------- DOLLARS

Eight Thousand, Five Hundred, Seventy Eight & 19/100th. ----------Dollars Cash in hand paid, by Benjamin C. Allen & wife, Ernestine J. Allen, the receipt of which is hereby acknowledged, and for the remainder, the grantees assume and agree to pay the unpaid balance of a note, in the orginal amount of $11,000.00, now reduced to $7,421.81, as described in deed of trust, executed by Josie Green Judd, a widow, to James B. Turner, Trustee, of record in Book 2236, page 563, said Register's Office, to secure payment to Provident Trust Company of one note, dated March 3, 1954, payable $89.88 per month, including principal and interest at 5½ per annum.

We, Ernestine J. Allen, Eugene Carrol Judd, Joseph T. Judd & Mary Ann J. Campbell

have bargained and sold, and by these presents do transfer and convey unto the said Benjamin C. Allen & wife, Ernestine J. Allen,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the southerly margin of McGavock Pike or Williams Ferry Road, as now located, 150 feet easterly of the east line of Lot 17 in the Plan of Waters Place as of record in Book 332, page 136 and 137, said Register's Office; thence South 31 degrees 45 minutes East 130 feet; thence with slight curve to the left 70 feet, radius of said curve is 385 feet, thence North 58 degrees 39 minutes 30 seconds East 173.4 feet to a point; thence North 31 degrees 45 minutes West 200 feet to a point in the southerly margin of McGavock Pike or Williams Ferry Road; thence westerly with the southerly margin of said Pike or Road 179.7 feet to the point of beginning.

Being the same property conveyed to Josie Green Judd, a widow by deed from J. Herby Chaffin and wife, Marie Ward Chaffin, of record in Book 2270, page 43, said Register's Office, the said Josie Green Judd, having since died, and by will of record in Will Book 73, page 119, County Court Clerk's Office for said County, devised said property to Ernestine J. Allen, Eugene Carrol Judd, Joseph T. Judd and Mary Ann J. Campbell.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin C. Allen & wife, Ernestine J. Allen,

their heirs and assigns, forever.

And We do covenant with the said Benjamin C. Allen & wife, Ernestine J. Allen

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 above and 1960 taxes, which has been assumed by purchasers.

And We, Ernestine J. Allen, Eugene Carrol Judd, Joseph T. Judd and Mary Ann J. Campbell

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Benjamin C. Allen & wife, Ernestine J. Allen

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th. day of July, 19 60

Eugene Carrol Judd — Ernestine J. Allen

Mary Ann J. Campbell — Joseph T. Judd

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