BK 3105

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, the receipt of all of which is hereby acknowledged, and the further consideration that the grantee, Vivian Harnish Davis, has assumed and agreed to pay the unpaid balance of a note dated May 1, 1955, in the original principal sum of $8,000.00, present balance being $6,973.16, payable in monthly installments of $44.48 each, which includes principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2414, page 77, Register's Office for Davidson County, Tennessee,

H. A. Stevens Realty Co., a Tennessee corporation with office and principal place of business in Nashville, Tennessee,

has bargained and sold, and by these presents do transfer and convey unto the said Vivian Harnish Davis, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 16 on the Plan of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 16 fronts 55 feet on the westerly side of Live Oak Road and runs back 277.5 feet on the northerly line and 211.5 feet on the southerly line to a dead line in the rear measuring 145.4 feet thereon.

Being the same property conveyed to H. A. Stevens Realty Co., by deed from James R.Deal and wife, Shirley D. Deal, of record in Book 3073, page 17, Register's Office for 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 Vivian Harnish Davis, her heirs and assigns, forever.

And /Grantor does covenant with the said Vivian Harnish Davis that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out and 1960 taxes which are assumed by the grantee.

And the said Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Vivian Harnish Davis, her heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, H. A. Stevens Realty Co. has caused this deed to be executed by its duly authorized officers, this 17 day of August, 1960.

H. A. STEVENS REALTY CO.

ATTEST: Charles R. Land, Secretary

By H. A. Stevens Jr., President

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