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 which is hereby acknowledged, and in further consideration the grantees Robert C. Jennings and wife, Robbie D. Jennings, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James R. Read and wife, Mary L. Read, to Louis Leftwich, Jr. Trustee, of record in Book 2588, page 131, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, James R. Read and wife, Mary L. Read have bargained and sold, and by these presents do transfer and convey unto the said Robert C. Jennings and wife, Robbie D. Jennings, 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 6th Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 12 of the Plan of Subdivision of the Ed Baxter Property, not of record, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated February 5, 1957, as follows:

BEGINNING at an iron pin in the south margin of Baxter Avenue, 2359.4 feet, more or less, easterly from the intersection of the southerly margin of Baxter Avenue and the center line of Old Franklin Pike, the same being in the common line between Lot No. 12 and 13 of the above mentioned plan; thence along a wire fence and the common line between Lots Nos. 12 and 13, southerly 5° west 305 feet to an iron pin; thence South 87°15' West 271.9 feet to an iron pin; thence north 5° East 337 feet to an iron pin in the southerly margin of Baxter Avenue; thence along the southerly margin of Baxter Avenue, South 85° East 271.6 feet to the point of the beginning, containing 2.0 acres, more or less.

Being the same property conveyed to James R. Read and wife, Mary L. Read, by deed from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 2639, page 169, 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 Robert C. Jennings and wife, Robbie D. Jennings their heirs and assigns, forever.

And we do covenant with the said Robert C. Jennings and wife, Robbie D. Jennings, 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 here in above set out.

And we, James R. Read and wife, Mary L. Read do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert C. Jennings and wife, Robbie D. Jennings, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

James R. Read

Mary L. Read

PG 523