WARRANTY DEED

For and in consideration of the sum of Ten - - - - - - - - - - - - - - - - - - - ($10.00) - *DOLLARS*, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy J. Deegan,

have bargained and sold, and by these presents do transfer and convey unto the said Horton Early and wife, Ruth P. Early, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 4 in the Subdivision of Lots Nos. 114,115, 94 and 95 of the Barrow Grove Property in South Nashville, as of record in Minute Book "K", page 396, Chancery Court at Nashville,Tennessee, described together as follows: Beginning on the westerly margin of 5th Avenue South,formerly Summer Street, at a point 124 feet northerly from the northerly margin of Mulberry Street;thence westerly and parallel with Mulberry Street 165 feet to a point;thence at right angles northerly and parallel with 5th Avenue South 2 feet to the south line of Lot No. 5 on said plan; thence with the south line of said lot westerly 45 feet to the easterly margin of an alley; thence with said alley northwardly 40 feet to the northwest corner of said Lot No. 5; thence with the north line of said lot eastwardly 210 feet to the westerly margin of 5th Avenue South; thence southwardly with said avenue 42 feet to the beginning.
Being the same property conveyed to Charles H.Burke by deed from Lottie E.Malone, of record in Book 2278,page 157, Said Register's Office. The said Charles H.Burke, now deceased, devised said property to his daughter, Dorothy J. Deegan, by will of record in Will Book 68, page 87, County Court Clerk's Office for said County. By instrument of record in Book 2536, page 141, said Register's Office, all of the interest that Mrs. Clabie Thomas Burke and Jim C.Burke had in the said property was conveyed to Dorothy J. Deegan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horton Early and wife, Ruth P. Early, their *heirs and assigns, forever.*

And I *do covenant with the said* Horton Early and wife, Ruth P. Early *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1960 taxes which shall be pro-rated and assumed by the Purchaser.

And I, Dorothy J. Deegan *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horton Early and wife, Ruth P. Early, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 9th *day of* September *, 19*60 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I, Lewis J. Deegan, join in this deed solely for the purpose of conveying any marital rights that I may have in the property.

Dorothy J. Deegan   Lewis J. Deegan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hazel M. May *, a Notary Public in and for said County and State,* Dorothy J. Deegan and husband, Lewis J. Deegan

*the within named bargainor*S *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 9th *day of* September *, 19*60

Hazel M. May *Notary Public*

Commission expires Feb. 5, 1963