WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00 ----------

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the said Andrew Spelta, Sr. and wife, Kitty Lorene Spelta, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by John W. Russell, Jr. and wife, Edna C.Russell, to Charles F.Lovell, Trustee, of record in Book 2465, page 351, 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, John W.Russell, Jr. and wife, Edna C.Russell

have bargained and sold, and by these presents do transfer and convey unto the said Andrew Spelta, Sr. and wife, Kitty Lorene Spelta

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

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Pontotoc Subdivision of the Early Tract, of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 55 feet on the northerly side of Locke Street(now Benjamin Street) and runs back between parallel lines 156 feet to a dead line.

Being the same property conveyed to John W.Russell, Jr. and wife, Edna C.Russell, by deed from Delma J.Beach and wife, Veca I.Beach, of record in Book 2481, page 106, 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 Andrew Spelta, Sr. and wife, Kitty Lorene Spelta their heirs and assigns, forever.

And we do covenant with the said Andrew Spelta, Sr. and wife, Kitty Lorene Spelta 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.

And we, John W.Russell, Jr. and wife, Edna C.Russell

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew Spelta, Sr. and wife, Kitty Lorene Spelta their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of November, 19 60

John W. Russell, Jr.

Edna C. Russell