BK 3160

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 from E. L. Lankford and wife, Beulah Bell Lankford, I Ronald Wayne Morris have bargained and sold, and by these presents do transfer and convey unto the said E.L. Lankford and wife, Beulah Bell Lankford their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a house and lot located at 1200 Joseph Avenue, Nashville, Tennessee, and being Lot No. 53 in Sharp & Horn's Second Addition to East Nashville, a plan of which is of record in Book 161, page 53 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the west side of Joseph Avenue and extends back in a westerly direction between parallel lines and along the northeasterly margin of Scott Street 145 feet to an alley.

Being the same property conveyed to Ronald Wayne Morris subject to a life estate in Beulah Bell, now Beulah Bell Lankford one of the grantees herein, by deed from J. T. Bell as of record in Book 1678, page 219, Register's office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. L. Lankford and wife, Beulah Bell Lankford their heirs and assigns, forever.

And I do covenant with the said E.L. Lankford and wife, Beulah Bell Lankford 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.

And I, Ronald Wayne Morris do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said E. L. Lankford and wife, Beulah Bell Lankford heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this NOV 16 day of November, 1960

X Ronald W. Morris

PG 451