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

Ten and No/100- DOLLARS, Cash in hand paid by James M. Pinkerton and wife, Nell F. Pinkerton, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated January 20, 1953, for the sum of $7,900.00, with interest at 4½% per annum, payable to Guaranty Mortgage Company, and secured by Deed of trust executed by Raymond E. Love and wife to Herschel Greer, Trustee, of record in Book 2165, page 3, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said James M. Pinkerton and wife, Nell F. Pinkerton, do hereby assume and agree to pay, we,

BILLY W. LEMMONDS AND WIFE, REBA JEAN LEMMONS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. PINKERTON AND WIFE, NELL F. PINKERTON,

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

Being Lot No. 12 on the Plan of Curley Manor, as of record in Book 1835, page 73, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the northerly side of Matthews Street and runs back 103.3 feet on the easterly line and 144.4 feet on the southwesterly line, to a dead line, measuring 119.3 feet thereon.

Being the same property conveyed to Billy W. Lemmonds and wife, Reba Jean Lemmonds, by deed from C. C. Talley and wife, as of record in Book 2638, page 607, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Pinkerton and wife, Nell F. Pinkerton, their heirs and assigns, forever.

And we do covenant with the said James M. Pinkerton and wife, Nell F. Pinkerton, 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 hereinabove set forth.

And we, Billy W. Lemmonds and wife, Reba Jean Lemmonds, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Pinkerton and wife, Nell F. Pinkerton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of January, 1961.

Billy W Lemmonds

Reba Jean Lemmonds

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Billy W. Lemmonds and wife, Reba Jean Lemmonds, the bargainors, 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 Madison, Tennessee, this 19th day of January, 19 61.

Commission expires May 20, 1963.

Lloyd W Pate
Notary Public

22994

Warranty Deed

FROM

BILLY W. LEMMONDS AND WIFE, REBA JEAN LEMMONDS,

TO

JAMES M. PINKERTON AND WIFE, NELL F. PINKERTON.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 1961 at 2:08 o'clock P M.
Noted in Book 97 Page 789
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register

Furnished by
TITLE COMPANY
MADISON, TENN.
representing
TITLE INSURANCE COMPANY
and
INSURANCE CORPORATION OF PENNSYLVANIA