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TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - DOLLARS
Cash in hand paid by the grantees herein, and other good and valuable considerations the receipt of which is hereby acknowledged,

STANDARD HOMES, INC.,

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD C. SELLERS AND WIFE, OVA HELEN A. SELLERS,

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. 307 on the Plan of Charlotte Park, Section VI, as of record in Book 2900, pages 7 and 8, Register's Office for said County.
Said Lot No. 307 fronts 71 feet on the east side of Sunliner Drive, and extends back between parallel lines, 140.5 feet to a dead line.
Being part of the property conveyed to Standard Homes, Inc., by deed from Consolidated Developments, Inc., as of record in Book 2924, page 354, 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 EDWARD C. SELLERS AND WIFE, OVA HELEN A. SELLERS, their heirs and assigns, forever.

And the grantor does covenant with the said EDWARD C. SELLERS AND WIFE, OVA HELEN A. SELLERS that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And the grantor herein, do further covenant and bind itself, its successors and assigns, and representatives, to warrant and forever defend the title to the said land to the said EDWARD C. SELLERS AND WIFE, OVA HELEN A. SELLERS, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, STANDARD HOMES, INC., has caused this instrument to be executed by its duly authorized officers on this the 2nd day of February, 1961.

STANDARD HOMES, INC.

ATTEST: Morris Kraft BY: Cyril Kraft
Morris Kraft, Secretary Cyril Kraft, Vice-President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named , the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires Notary Public

TENNESSEE TITLE COMPANY

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