For and in consideration of the sum of $ 10.00 (Ten and no/100 - DOLLARS cash in hand paid by Dan S. Richardson, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we,

James Thomas Killen and wife, Ella Agustus Killen,

have bargained and sold, and by these presents do transfer and convey unto the said Dan S. Richardson, his 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 the southerly one-half of Lot No. 120 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 to 609, Register's Office for said County.

Said part of Lot No. 120 fronts 50 feet on the westerly side of 7th Avenue North and extends back between parallel lines 152 feet to an alley.

Being part of the property devised to Edna Killen Harwood and James Thomas Killen, by will of Jane M. Killen, deceased, of record in Will Book 72, page 222, County Court for said County, and being the same property conveyed to James Thomas Killen by deed from Edna Killen Harwood and James Thomas Killen, of record in Book 3135, page 419, 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 Dan S. Richardson, his heirs and assigns, forever.

And we do covenant with the said Dan S. Richardson 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, James Thomas Killen and wife, Ella Augustus Killen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dan S. Richardson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of October, 1960.

James Thomas Killen

Ella Augustus Killen

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named James Thomas Killen and wife, Ella Augustus Killen, 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 Nashville, Tennessee, this 25 day of October, 1960.

Commission expires Nov. 13-1960

Mary L. Brackman
Notary Public

Warranty Deed

FROM

James Thomas Killen, et ux

25526

TO

Dan S. Richardson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of FEB A.D. 1961 at 9:10 o'clock A M.
Noted in Book 98 Page 53
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature]

Tom Ed Murray, Attorney,
Suite 1133 Stahlman Bldg.,
Nashville 3, Tennessee.