...consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED ... - (\$13,500.00) - DOLLARS

Cash paid in hand by Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi, receipt of which is hereby acknowledged

we, N. W. Fulmer and wife, Martha M. Fulmer
have bargained and sold, and by these presents do transfer and convey unto the said Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi

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. 36 on the Map of Eskridge Subdivision of part of the Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 36 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines 165 feet, more or less, to a deadline.

Being the same real property conveyed to N. W. Fulmer and wife, Martha M. Fulmer by deed from H. J. Hardison and wife, dated July 10, 1958, filed July 11, 1959, and recorded in Book 2796, page 281, 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 Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi their heirs and assigns, forever

And we do covenant with the said Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi 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 Taxes for 1961, which have been prorated and assumed by the buyers (Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi).

And we, N. W. Fulmer and wife, Martha M. Fulmer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis E. Guzzi and wife, Frances Elizabeth K. Guzzi their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of February, 1961

[signatures]

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Edith H. Hogue, a Notary Public in and for said County and State, the within named N. W. Fulmer and wife, Martha M. Fulmer the bargainor s, 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 office, this 9th day of February, 1961

My Commission Expires July 25, 1964

Commission expires

[signature]
Notary Public

WARRANTY DEED

FROM

N. W. Fulmer, et ux

TO

Louis E. Guzzi, et u...

Guaranty Title Compa...
A DIVISION OF
Kansas City Title I...
American Tr...
S. W. Cor. Th...
NASHVILLE, T...

JAMES P. WILSON