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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand and No/100 ----------
----------($11,000.00) ----------DOLLARS

Cash in hand paid by James E. Farmer and wife, Betty Jean Farmer, the receipt of which is hereby acknowledged, we,

Eugene R. Forkum and wife, Frances Kowal Forkum

_____ have bargained and sold, and by these presents do transfer and convey unto the said James E. Farmer and wife, Betty Jean Farmer

their _____ 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 Lot No. 1 on the Map of C. Vance Hickerson's Addition to Tuggle Heights, as of record in Book 1835, page 105, Register's Office for said County, described as follows:

Beginning at a point at a concrete monument in the southerly margin of Tanksley Avenue, the northwest corner of this lot, in the easterly line of the Plan of record in Book 1130, page 90, said Register's Office; thence with the east line of said Plan, south 3° west 160 feet to a point; thence south 87° 30' east 63.5 feet to a concrete monument in the west line of Tuggle Street; thence with the margin of said Street, northerly 140 feet to a concrete monument at the beginning of a curve; thence with said curve northwesterly 31.42 feet to a concrete monument in the south margin of Tanksley Avenue; thence with the margin of the same westerly 41.8 feet to the beginning.

Being the same property conveyed to Eugene R. Forkum and wife, Frances Kowal Forkum, by deed from Donald H. Markel and wife, Viola S. Markel of record in Book 2030, page 219, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 E. Farmer and wife, Betty Jean Farmer
their heirs and assigns, forever.

And we do covenant with the said James E. Farmer and wife, Betty Jean Farmer 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Eugene R. Forkum and wife, Frances Kowal Forkum 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 E. Farmer and wife, Betty Jean Farmer
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of February, 1961

Eugene R Forkum

Frances Kowal Forkum

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