BK 3217

COOPER REALTY CO.

WARRANTY DEED

FROM 32230

RICHARD D. LITTLE, SR. and WIFE, ROXIE M. LITTLE

TO

CHARLES L. MORRIS, TRUSTEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of Jan 1961 at 2:22 o'clock P.M.
Noted in Book 1961 Page 337
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ Dep. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of Ten and No/100 - - - - - - - - -

($10.00) - DOLLARS

and other valuable consideration, the receipt of which is hereby acknowledged by Richard D. Little, Sr. and wife, Roxie Williams Little, and further that the said Charles L. Morris, Trustee, will acquire title to and hold the property herein conveyed subject to two (2) deeds of trust, the first (1st) Deed of Trust being evidenced by a promissory note executed by John B. Pendergrass, et ux Geneva J. Pendergrass, dated March 13, 1956, and being conveyed to Louis Leftwich, Jr., Trustee, to secure the Fidelity Federal Savings & Loan Association in the original principal amount of Five Thousand Four Hundred Fifty & 00/100 ($5,450.00Dollars, the principal amount having now been reduced to the sum of Four Thousand Seven Hundred and Seventy Seven & 52/100 [$4,777.52) Dollars, and being recorded in Deed Book 2511, page 15, Register's Office for Davidson County, Tennessee.

The second (2nd) Deed of Trust is evidenced by a promissory note executed by Bettye Lucile Rodgers Bozza, dated March 10, 1958 and said property being conveyed to B. S. Davis Trustee, to secure G. E. Mallernee, Jr., et ux Mary Long Mallernee, in the original principal sum of $1,241.68, the principal amount having now been reduced to the sum of Eight Hundred Twenty & 38/100 ($820.38) Dollars, and said Deed of Trust being recorded in Deed Book 2757, page 293, said Register's office.

Now, therefore, we, Richard D. Little, Sr. and wife, Roxie W. Little

have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Morris, Trustee, with full power to convey or mortgage without a joinder of beneficary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly part of Lots Nos. 60 and 61 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Beginning at an iron pin in the southerly margin of Benjamin Street, said iron pin being located south 89 deg. 30' east 100 feet from the northeasterly intersection of Chapel and Benjamin Avenues; running thence with the southerly margin of Benjamin Avenue, south 89 deg. 30' east 123 feet to an iron pin in the westerly margin of a 15 foot alley, being the northeasterly corner of Lot No. 61, running thence with the westerly margin of said 15 foot alley 64.5 feet to the original corner of Lots Nos. 59 and 60, passing the original corner of Lots Nos. 60 and 61 at 14.5 feet; running thence with the line of Lots 59 and 60, south 66 deg. 30' west 64.9 feet to a stake, said stake being located north 66 deg. 30' east 128.0 feet from the easterly margin of Chapel Avenue; running thence north 23 deg. 30' west 50.0 feet to an iron pin in the line of Lots 60 and 61; running thence with line of said lots, south 66 deg. 30' west 37.4 feet to an iron pin; said iron pin being located north 66 deg. 30' east 90.6 feet from the easterly margin of Chapel Avenue; running thence north 23 deg. 30' west 66.7 feet to the point of the beginning.

Being the same property conveyed to Richard D. Little, Sr. and wife, Roxie Williams Little by B.S.Mallernee and wife, Mary Long Mallernee by deed dated December 31, 1958, and recorded in Deed Book 2861, page 155, Register's Office for Davidson County, Tennessee.

PG 337