For and in consideration of the sum of $ 10.00) -
- - - - - - - - - - - - - - TEN & no/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Esther Mae Davis and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Esther Mae Davis of an indebtedness in the amount of $10,400.00 due Home Federal Savings & Loan Association as evidenced by an instrument executed by Ernest T. Sanford and wife to E. A. Goodloe, Trustee, of record in Book 3216 page 543, Register's Office for Davidson County, Tennessee,

WE, ERNEST T. SANFORD and wife, MARIE CARVER SANFORD

have bargained and sold, and by these presents do transfer and convey unto the said Esther Mae Davis, to her sole and separate use, free from the debts, contracts, or marital rights of her present or any future husband, with full power vested in her to sell, mortgage, transfer or otherwise convey, as if she were a feme sole, her 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. 34 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said county. Said lot fronts 75 feet on the southeasterly side of Blue Brick Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ernest T. Sanford and wife, Marie Carver Sanford, by deed from Hubert J. Smith and wife, of record in Book 3223, page 503, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements 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 Esther Mae Davis, her heirs and assigns, forever.

And we do covenant with the said Esther Mae Davis 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 as hereinabove stated and taxes for 1961 which are assumed by the grantee herein.

And we, Ernest T. Sanford and wife, Marie Carver Sanford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Esther Mae Davis, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of May, 1961

Marie Carver Sanford — Ernest T. Sanford

STATE OF TENNESSEE,
DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ernest T. Sanford and wife, Marie Carver Sanford 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 Nashville, Tennessee, this 24th day of May, 1961

Commission expires May 9th 1962.

Notary Public

FILE: C. A. LILLARD & CO.

26 Warranty Deed

FROM 41170 Ernest T. Sanford et ux

TO Esther Mae Davis

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Received for record 29 day of MAY A.D. 1961 at 2:28 ... Noted in Book 58 Page 264 Recorded in Book ... Page ... Recording Fee $2.50 JAMES R. WILSON, Register

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