BK 3226

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00----------

TEN AND NO/100----------DOLLARS cash in hand paid by Mrs. D. C. Caperton (Widow) and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated January 22, 1959, in the original principal amount of $8,600.00 bearing interest at the rate of 6% per annum, payable to Fidelity Federal Savings and Loan Association, and secured by deed of trust executed by Thomas R. Fivash and wife, Billie N. Fivash to Vaden Lackey, Jr., Trustee, of record in Book 2892, page 171, Register's Office, Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Mrs. D. C. Caperton does hereby assume and agree to pay.

We, Thomas R. Fivash and wife, Billie N. Fivash

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. D. C Caperton, a Widow

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 21 and 22 of Block "E", on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County, as follows: Beginning at a point in the north margin of Oak Street at the corner of Lots Nos. 20 and 21; thence with the line between said lots, north 124.2 feet to a point; thence easterly 75 feet to a point which is 4.1 feet west of the corner of Lots Nos. 21 and 22; thence southerly 137.2 feet to the north margin of Oak Street, being the corner of Lots No. 22 and 23; thence with the margin of Oak Street, northwesterly and westerly around a slight curve, 70.4 feet to the point of beginning.

Being the property conveyed to Thomas R. Fivash and wife, Billie N. Fivash, by deed from Bennie Cullom Head and wife, Prudie May Head, of record in Book 2864, page 39, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. D. C. Caperton, a Widow

her heirs and assigns, forever.

And we do covenant with the said Mrs. D. C. Caperton, a Widow

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 set forth above and restrictions of record.

And we, Thomas R. Fivash and wife, Billie N. Fivash

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. D. C. Caperton, a Widow

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2 day of June, 1961

Billie N Fivash

Thomas R Fivash

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Fivash and wife, Billie N. Fivash

the bargainor, 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 Madison, Tennessee, this 2nd day of June, 1961

Commission expires MAY 11-1965

Mrs. E.D. Martin
Notary Public

PG 463