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WARRANTY DEED

For and in consideration of the sum of three thousand and no/100----------
----------($3,000.00)----------*DOLLARS*
cash in hand paid by Frank A. Petrone and wife, Helen Juanita Petrone, receipt of which is hereby acknowledged,

I, Lula Talley Walker Rutherford
have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Petrone and wife, Helen Juanita Petrone, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly half of the southerly half of lot No. 1 on the map of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in book 421, page 35, Register's Office for said County.
Said part of lot No. 1 fronts 50 feet on the northerly side of Thomas Street, and runs back between parallel lines, with the westerly margin of Anderson Place, 190 feet to a dead line, which said dead line is 190 feet southwardly from and parallel with the southerly margin of Elvira Avenue.
Being the same real property conveyed to W. L. Walker and wife, Lula Talley Walker, by deed from United Realty Company, dated January 29, 1937, filed January 29, 1937, and recorded in book 1005, page 466, said Register's Office, the said W. L. Walker having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank A. Petrone and wife, Helen Juanita Petrone, their *heirs and assigns, forever.*

And I *do covenant with the said* Frank A. Petrone and wife, Helen Juanita Petrone *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for taxes for the year 1961 which are prorated and assumed by purchasers.

And I, Lula Talley Walker Rutherford
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank A. Petrone and wife, Helen Juanita Petrone, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 26th *day of* July, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY TAX $3.00

Lula Talley Walker Rutherford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. B. Walton *a Notary Public in and for said County and State,* Lula Talley Walker Rutherford
the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* August, *19* 61

E. B. Walton *Notary Public*

Commission expires Apr. 21 - 1965

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