WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Harold Preston Balthrop and wife, Betty M. Baltnrop

have bargained and sold, and by these presents do transfer and convey unto the said Christine Jarrett, her,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
A certain tract or parcel of land in Davidson County, Tennessee, being the easterly 34 feet front and 30 feet in rear of lot No. 3 and the westerly 25 feet front and 20 feet in rear of lot No. 4 on the map of J. D. Torry's Subdivision of lots Nos. 411 and 503 in the Richland Realty Company's Division "C", as of record in book 421, page 166, Register's Office for said County, described as follows:
Beginning on the northerly margin of Princeton Avenue 25 feet westerly from the corner of lots Nos. 4 and 5 on said plan; thence northerly 135 feet, more or less, to a point on a 30-foot alley 20 feet easterly from the corner of lots Nos. 3 and 4; thence westerly, with the southerly margin of said alley, 50 feet to a point 30 feet westerly from the corner of said lots Nos. 3 and 4; thence southerly 170 feet, more or less, to a point on the northerly margin of Princeton Avenue 34 feet westerly from the corner of lots Nos. 3 and 4; thence easterly, with the northerly margin of said Avenue, 59 feet to the beginning. Being the same real property conveyed to Harold Preston Balthrop and wife, Betty M. Balthrop, by deed from Abe Gross, dated March 19, 1958, filed March 21, 1958, and recorded in book 2742, page 297, 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 Christine Jarrett, her, *heirs and assigns, forever.*

And we *do covenant with the said* Christine Jarrett, *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.*

And we, Harold Preston Balthrop and wife, Betty M. Balthrop, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Christine Jarrett, her, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* September, 1961.

Harold Preston Balthrop
Betty M. Balthrop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley *a Notary Public in and for said County and State,* Harold Preston Balthrop and Betty M. Balthrop *the within named bargainors, 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* 8th *day of* September *19*61.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.