WARRANTY DEED — TOM S. COLEMAN, FORM

For and in consideration of the sum of Seventy Five Hundred and no/100 ($ 7500.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

Butler Perry and wife, Hazel E. Perry

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Mrs. Hattie White, an unmarried woman

hereinafter called the Buyer, his heirs, successors 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. 118 of Block 9 in Division "B" on the plan of the Murphy Land Company property, as of record in Book 161, page 126, Register's Office for said County.

Said Plan shows said property divided into blocks, but does not show the blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 118 fronts 50 feet on the easterly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 206 feet north of the northerly margin of Murphy Avenue, 170 feet to an alley.

Being the same real property conveyed to Joseph C. Webster by deed from Sammie C. Perry, dated June 14, 1950, filed June 14, 1950, and recorded in Book 1851, page 297, said Register's Office, and the said Joseph C. Webster conveyed an interest to Sammie C. Webster for the purpose of creating an estate by the entirety, by deed dated September 26, 1951, filed September 26, 1951, and recorded in Book 2022, page 335, said Register's Office, the said Joseph C. Webster and Sammie C. Webster both having since died, Butler Perry, their son, being the sole surviving heir of Sammie C. Webster, deceased.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 13 day of NOVEMBER, 1961.

Butler Perry
Hazel E. Perry

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ ERIE

Before me, Peter J. Murrett Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Butler Perry & HAZEL E. PERRY, his wife the bargainor(s), with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Buffalo, New York this the 13th day of November, 1961.

Peter J. Murrett Jr.
Notary Public
PETER J. MURRETT, JR.
Notary Public, State of New York
Qualified in Erie County
My Commission expires Mar. 30, 1963

My commission expires: March 30, 1963