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TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1003 Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in fee simple in Melba Jean C. Hunt

We, Paul E. Hunt, Jr. and wife, Melba Jean C. Hunt

have bargained and sold, and by these presents do hereby transfer and convey unto J. Victor Barr, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 65 on the Plan of Gra-Mar Acres, Section 2, as of record in Book 2133, page 74, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lemont Court at the corner of Lots Nos. 64 and 65; thence with the line between said two Lots southeastwardly 146 feet; thence south 10 deg. 09' west 145.2 feet and south 12 deg. 45' west 83.5 feet, in all 228.7 feet, to the corner of Lots Nos. 65, 68 and 69; thence with the line between Lots Nos. 65 and 68 westwardly 62.5 feet to the southeasterly corner of Lot No. 66; thence with the easterly line of Lot No. 66, northwardly 235.6 feet to the southerly margin of Lemont Court; thence with said Court on a curve with a radius of 50 feet northeastwardly 42 feet to the beginning.

Being the same property conveyed to Paul E. Hunt, Jr. and wife, Melba Jean C. Hunt, by deed from J.W.Butts and wife, Willie G.Butts, of record in Book 2294, page 493, Register's Office of Davidson County, Tenn.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said J. Victor Barr, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Paul E. Hunt, Jr., and wife, Melba Jean C. Hunt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Victor Barr, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said J. Victor Barr, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Melba Jean C. Hunt an estate in fee simple for her sole and separate use

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth, and she agrees to assume the existing mortgage and to save said Paul E. Hunt, Jr. harmless from any liability therefrom.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Melba Jean C. Hunt her heirs and assigns, forever.

And I do covenant with the said Melba Jean C. Hunt, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, J. Victor Barr, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Melba Jean C. Hunt, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of May, 1962. **To secure the payment by Melba Jean C. Hunt of all the existing mortgage indebtedness and to save Paul E. Hunt, Jr., harmless with respect thereto a lien is hereby impressed on said land second to the existing mortgage.**

Paul E. Hunt, Jr.

Melba Jean C. Hunt

J. Victor Barr, Jr. Trustee.

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