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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 as Tenants by the Entireties

We, J. E. PERRY, III AND ELLA MILDRED PERRY HOPKINS EVANS

have bargained and sold, and by these presents do hereby transfer and convey unto JOHN C. JEFFORDS, JR., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee, being part of Lot No. 58 in Stratton and Seymour's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 23, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Seymour Street or Avenue, at the corner of Lots 57 and 58 on said plan; thence with the southerly margin of said Street or Avenue, easterly 60 feet; thence southerly parallel with the line between said two lots, 155 feet to the northerly margin of a proposed 12 foot alley; thence westerly with the northerly margin of said proposed alley, 60 feet to the line between said Lot Nos. 57 and 58; thence with said line, northerly 155 feet to the beginning, including and excluding a strip of ground 5 feet in width, which was dedicated for public use to be used as a part of Seymour Street or Avenue, in the deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman, as of record in Book 203, page 290, said Register's Office.

Being property vested in J. E. Perry, III and Mildred Perry Hopkins, now Evans, as the only children and heirs-at-law of Ella M. Perry, who died intestate and as devisees under the will of John Edgar Perry, deceased, as of record in Will Book 74, page 18, County Court Clerk's Office for said County.

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

And we do covenant with the said JOHN C. JEFFORDS, SR., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, J. E. PERRY, III AND ELLA MILDRED PERRY HOPKINS EVANS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN C. JEFFORDS, SR., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said JOHN C. JEFFORDS, SR., 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 SPIV EVANS AND WIFE, ELLA MILDRED PERRY HOPKINS EVANS,

their 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said SPIV EVANS AND WIFE, ELLA MILDRED PERRY HOPKINS EVANS, their heirs and assigns, forever.

And I do covenant with the said SPIV EVANS AND WIFE, ELLA MILDRED PERRY HOPKINS EVANS that I JOHN C. JEFFORDS, JR. am lawfully seized and possessed of said land and have a good right to convey it.

And I, JOHN C. JEFFORDS, SR., 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 SPIV EVANS AND WIFE, ELLA MILDRED PERRY HOPKINS EVANS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of August, 1962.

J. E. Perry, III

Ella Mildred Perry Hopkins Evans

Spiv Evans

John C. Jeffords, Jr. Trustee.

TENNESSEE TITLE COMPANY

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