For and in consideration of the sum of $10.00, TEN and NO/100 - DOLLARS cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named GRANTEES assume and agree to pay: (1) $9,997.79 representing the unpaid principal balance of an original indebtedness of $10,900.00 executed by Flavel L. Nelms, Sr., and wife, Mary E. Nelms, to Herschel Greer, Trustee, by instrument of record in Book 2912, page 565, Register's Office for Davidson County, Tennessee, and: (2) $3,150.00 representing the unpaid principal balance of an original indebtedness of $4,536.00 executed by Flavel L. Nelms, Sr., and wife, to Richard Dance, Trustee, by instrument of record in Book 3350, page 305, Register's Office for Davidson County, Tennessee.

WE: FLAVEL L. NELMS, SR., and wife, MARY E. NELMS have bargained and sold, and by these presents do transfer and convey unto the said LYNDAL ROBERTS and wife, MARGARET ROBERTS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: BEING Lot No. 3 on the Map of O.H.Shields Subdivision of Lot No. 55 in O.B.Hayes Plan of Large Lots called Rokeby, as of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 3 fronts 55 feet on the westerly side of 17th. Avenue South, and runs back between parallel lines 157.9 feet, more or less, to an alley.

BEING the same property conveyed to Flavel L. Nelms, Sr., and wife, Mary E. Nelms, by deed from Emily H. Ernst and husband, B. Walter Ernst, of record in Book 2882, page 177, 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 GRANTEES, their heirs and assigns, forever.

And we do covenant with the said GRANTEES 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, except as recited.

And we the GRANTORS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of FEBRUARY, 1963.

Flavel L. Nelms Sr.

Mary E. Nelms

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, Mary Ann Nichols, a Notary Public in and for said County and State, the within named Flavel L. Nelms, Sr., and wife, Mary E. Nelms the 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 25th day of February, 1963.

Commission expires 1/21/65

Mary Ann Nichols
Notary Public

WARRANTY DEED

FROM Flavel L. Nelms, Sr., et ux 49607

TO Lyndal Roberts, et ux

2/25/63

HENRY GILLESPIE REALTY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of FEB A.D. 1963
Noted in Book 101 Page 573
Recording Fee $2.90
Register
Deputy Reg.