WARRANTY DEED

For and in consideration of the sum of Ten and No/100- DOLLARS ($10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated October 31, 1960, in the original sum of $8,300.00, with interest at 5% per annum, plus 1% service fee, payable to the order of First Federal Savings & Loan Association, secured by Deed of Trust executed by Grace Quinn, unmarried, to Louis R. Linx, Trustee, of record in Book 3167, page 423, Register's Office for Davidson County, Tennessee

I, Grace Quinn, unmarried

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

James Edward Collins and wife, Ellen Jean Collins

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Revised Plan of Geo. W. Blair's Subdivision, of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Blair Boulevard, formerly Blair Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Grace Quinn, unmarried, by deed from Edward Bethel, Jr., and Fed S. Bethel of record in Book 3157, page 575, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 26th day of July, 1963

Grace Quinn (signature)
Grace Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hubert G. Peeler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Grace Quinn with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of July, 1963

Hubert G. Peeler (signature)
Notary Public

My commission expires May 14, 1967.

File:
Nashville Title Company

WARRANTY DEED

From 76495

Grace Quinn, unmarried

To

James Edward Collins, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

NASHVILLE TITLE CO.
Nashville, Tennessee