WARRANTY DEED

TTC 162912

For and in Consideration of the sum of TEN 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 November 30, 1962, in the original principal sum of $11,600.00, payable to Fidelity Federal Savings & Loan Association of Nashville in monthly installments of $83.11, including interest at 5% per annum and a 1% service fee per annum, said note being secured by a deed of trust executed by Elmer C. Allen and wife to Vaden Lackey, Jr., Trustee, of record in Book 3512, page 63, Register's Office for Davidson County, Tennessee,

WE, ELMER C. ALLEN and wife, ETHEL C. ALLEN, have bargained and sold, and by these presents do transfer and convey unto MERTIE E. LAND, LOIS E. LAND, VILENE LAND and TRESSENE LAND, all Sisters, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land described as follows:

> Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 81 on the Plan of Bransford Realty Company's Subdivision of Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.
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> Said part of Lot No. 81 fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines, with the easterly margin of an alley, 170 feet to an alley in the rear.
>
> Being the same property conveyed to Elmer C. Allen and wife, Ethel C. Allen, by deed from Fidelity Federal Savings & Loan Association of Nashville, of record in Book 3464, page 435, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MERTIE E. LAND, LOIS E. LAND, VILENE LAND and TRESSENE LAND, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

And we do covenant with the said MERTIE E. LAND, LOIS E. LAND, VILENE LAND and TRESSENE LAND, 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 for 1963 taxes which have been prorated and assumed by the grantees.

And WE, ELMER C. ALLEN and wife, ETHEL C. ALLEN, do further covenant and bind ourselves, our heirs and representatives, to