WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Mary J. Dillard, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

I, Estelle Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said Mary J. Dillard, for her sole and separate estate, free from the debts of her present husband, or any future husband she may hereafter acquire, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, page 393, at the Register's Office for Davidson County, Tennessee.
Beginning at a point in the westerly margin of 3rd Avenue North, as widened, being the northeast corner of the property conveyed to C. G. Allman by deed of record in Book 1097, page 88, at said Register's Office; thence westerly along his northerly line 165 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly 165 feet to the westerly margin of 3rd Avenue North as widened; thence along the said easterly margin of 3rd Avenue North southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of 3rd Avenue North, and extending back between parallel lines 165 feet to an alley in the rear.
Being the same property conveyed to Estelle Scruggs by deed from Austin H. Dillard and wife, Mary J. Dillard, by deed of record in Book 3102, page 259, Register's Office for Davidson County, Tennessee.

The said Estelle Scruggs hereby expressly retains a life estate in the above described property as long as she lives.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary J. Dillard her heirs and assigns, forever.

And I do covenant with the said Mary J. Dillard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Estelle Scruggs, do further covenant and bind Myself, My heirs and representatives, to warrant and forever defend the title to the said land to the said Mary J. Dillard her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 6th day of August, 1963

Estelle Scruggs

Estelle Scruggs