WARRANTY DEED

For and in consideration of the sum of Ten and no/100- DOLLARS ($10.00),
cash in hand paid by SANFORD N. SAWYERS and wife, JANNIE H. SAWYERS, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, MERL R. EPPSE, as agent and individually, and wife, RUTH D. EPPSE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SANFORD N. SAWYERS and wife, JANNIE H. SAWYERS

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 the south part of Lot No. 40 and the south part of the east part of Lot No. 39 on the Plan of the Subdivision of Lot No. 16 of the Nichol property, as of record in Plan Book 2, Page 49, Chancery Court, and described according to a survey made by Wm. Collier Parrish, Associates, dated July 18, 1963, as follows:

Said part of said lots adjoin and front together 91.5 feet on the north side of Seifried Street, and runs back between parallel lines, along the west margin of 23rd Avenue North, 80 feet more or less to a dead line.

Being the same property conveyed to Merl R. Eppse, agent, by deed from James W. Freeze and wife, as of record in Book 3101, Page 37, Register's Office for Davidson County, Tennessee, the said Merl R. Eppse being in fact Agent for himself, and hereby executes this deed as Agent and also individually.

The said Ruth D. Eppse, wife of Merl R. Eppse, joins in this conveyance for the purpose of conveying whatever interest she has in said property.

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.

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 30th day of ~~August~~ July, 1963

Merl R. Eppse — Merl R. Eppse, as Agent

Merl R. Eppse — Merl R. Eppse, Individually

Ruth D. Eppse — Ruth D. Eppse

STATE OF ~~TENNESSEE~~ Calif.
COUNTY OF ~~DAVIDSON~~ Los Angeles

Before me, Willie L. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named Merl R. Eppse & Ruth D. Eppse

the bargainor(s), 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 Los Angeles Calif. ~~Tennessee~~,

this, the 30 day of July, 1963.

Willie L. Martin
Notary Public

My commission expires: March 18, 1967

See Notary Certificate on reverse side.