WARRANTY DEED

For and in consideration of the sum of ****ONE THOUSAND * DOLLARS the execution of a note in the amount of $500.00, and the further consideration of the assumption of a first mortgage in the initial amount of $14,000.00 payable to Murphree Mortgage Company, and being dated May 5, 1959.

Joseph F. Bowman and wife Norma V. Bowman

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Earl Huggins and wife Lola Faye Huggins their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot Number 161, on the revised plan of Section One of the Sunset View Division, of record in Book 2263, Page 27 and 28, RODC:

Said Lot Number 161 fronting 106 feet on the southerly side of Dundee Lane, running back 231.5 feet on the westerly margin, and 235.8 feet on the easterly margin to a rear line measuring 106 feet.

Being the same property conveyed to Joseph F. Bowman and Norma V. Bowman by deed from Elm Hill Homes of record in Book 2738 Page 53, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Earl Huggins and Lola Faye Huggins their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas Earl Huggins and Lola Faye Huggins *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for the assumed mortgage, easements and restrictions of record

And Joseph F. Bowman and Norma V. Bowman *do further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas Earl Huggins and Lola Faye Huggins their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* First *day of* November, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Earl Huggins — Joseph F. Bowman

Lola Faye Huggins — Norma V. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha A. Cartwright, *a Notary Public in and for said County and State* THOMAS EARL HUGGINS & LOLA FAYE HUGGINS Joseph F. Bowman and Norma V. Bowman

*the within named 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 Nashville, *Tennessee,* *this* 1st *day of* November, *19*63

Martha A. Cartwright, *Notary Public*

Commission expires 10-21-64

MARTHA A. CARTWRIGHT NOTARY PUBLIC