WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eight Hundred ($800.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for further consideration that the hereinafter named grantees assume the balance of One Thousand Seven Hundred Seventy Three and 75/100ths ($1,773.75) Dollars which debt is owed to the Nashville Bank and Trust Company; payable at Fifty One and 38/100ths ($51.38) Dollars per month and secured by a Trust Deed, of record in Trust Deed Book 3051, page 36 of the Register's Office for Davidson County, Tennessee.

Pearl Larkins, grantor, has bargained and sold, and by these presents do transfer and convey unto the said Henry Binkley and wife, Mildred Louise Binkley, grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being the East one-half of Lot No. 32 in the Underwood Addition to North Nashville, a plan of which is of record in Book 21, page 117, of the Register's Office for Davidson County, Tennessee.
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> Said East one-half of Lot No. 32 fronts twenty-five (25) feet on the southerly side of Underwood Street, and runs back between parallel lines and with the westerly margin of 16th Avenue, North, formerly Odd Street, 162 feet, more or less, to an alley.
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> And being the same property conveyed to Clay E. Porter by deed from Wm. T. Phillips, et ux., of record in Book 1466, page 65, Register's Office for Davidson County, Tennessee.
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> And being the same property conveyed to Pearl Larkins by deed from John Porter, et al of record in Book 1710, page 193, 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 said Henry Binkley and wife, Mildred Louise Binkley, grantees, their heirs and assigns, forever.

And Pearl Larkins does covenant with the said grantees that she is 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 heretofore mentioned indebtedness of One Thousand Seven Hundred Seventy Three and 75/100ths ($1,773.75) Dollars which is secured by Deed of Trust in favor of the Nashville Bank and Trust Company of