FOR AND IN CONSIDERATION of the sum of Six Thousand Five Hundred and no/100 ($6500.00) Dollars, paid in cash, receipt of which is hereby acknowledged, we, E. E. Petersen and wife, Ethel L. Petersen, have bargained and sold and do hereby transfer and convey unto Charles C. Campbell, Substitute Trustee, and to his successor in office, under the provisions of the will of J. A. Campbell, deceased, which said will is of record in Will Book 31, page 242, County Court Clerk's Office of Williamson County, Tennessee, and specifically under the codicil thereto dated August 22, 1950, the following described land in Davidson County, Tennessee, to-wit:

> Being Lot No. 83 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in book 421, page 7, Register's Office of said County. Said Lot No. 83 fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines 170 feet to an alley.
>
> And being the same real property conveyed to E. E. Petersen by deed from D. E. Gaskey and wife, dated August 26, 1958, filed September 11, 1958, and recorded in book 2804, page 100, said Register's Office.

TO HAVE AND TO HOLD the said lot or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said Charles C. Campbell, Substitute Trustee, etc., his successors in office, forever.

And we covenant with the said Charles C. Campbell, Substitute Trustee, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except by City and County taxes for the year 1964 which are hereby expressly assumed by the grantee.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Charles C. Campbell, Substitute Trustee, etc., and to his successors in office, against the lawful claims of all persons, whomsoever.