WARRANTY DEED R. E. FOLK, JR., FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN and No/100 ---------- DOLLARS ($ 10.00), cash in hand paid by Ronald S. Ligon and wife, Mary Frances Ligon, Grantees herein to H. Winston Ligon and LaVergne B. Ligon Grantors herein, and in further consideration of Grantees assumption an agreement to pay the unpaid balance on a note in the principal amount of Seven Thousand Three Hundred ($7,300.00) Dollars dated September 8, 1947, secured by Deed of Trust executed by Jack M. Edens and wife, Lillian D. Edens to Herschel Greer, Trustee, to secure payment of the note in the principal amount of Seven Thousand Three Hundred ($7,300.00) Dollars, which note bears interest at the rate of four percent (4%) per annum and is payable $38.54 per month, which Deed is of record in Book 1548, page 379, RODC, Tennessee and also in further consideration of Grantees assumption an agreement to pay the balance of a second indebtedness in the principal amount of $800.00 which indebtedness is secured by a Deed of Trust on the property herein conveyed which was executed by Jack M. Edens and Lillian D. Edens to Herschel Greer, Trustee, to secure payment of the note in the principal amount of $800.00 with interest at the rate of 4% per annum payable $4.22 per month, which Deed of Trust is recorded in Book 1546, page 411, RODC, Tennessee.

we, H. Winston Ligon and LaVergne B. Ligon

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald S. Ligon and wife, Mary Frances Ligon

hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

"Being Lot No. 10 of Block I on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot 10 fronts 65 feet on the east side of East Iris Drive and runs back between lines 139.4 feet on the north line, and 139.45 feet on the south line to a dead line on which it measures 65 feet.

Being the same property conveyed to J. C. Pruett, Jr., and wife, Beulah R. Pruett, by deed from Jack M. Edens and wife, Lillian D. Edens, of record in Book 2155, page 545; also the same property whereby J. C. Pruett, Jr., conveyed his one-half undivided interest by deed to Beulah R. Pruett, of record in Book 2141, page 89, both in Register's Office for Davidson County, Tennessee.

And being the same property conveyed by Deed dated March 3, 1954, from Beulah R. Pruett to H. Winston Ligon and wife, LaVergne B. Ligon of record in Book 2271, page 123."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their 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 whomsoever.
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 10th day of January, 1964.

H. Winston Ligon

LaVergne B. Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sara Hamell a Notary Public in and for the State and County aforesaid, personally appeared the within named H. Winston Ligon and LaVergne B Ligon 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 Nashville, Tennessee, this, the 3rd day of March, 1964.

Sara Hamell
Notary Public

My commission expires: June 21, 1965

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
From 17345
H. WINSTON LIGON and
LaVERGNE B. LIGON
To
RONALD S. LIGON and wife,
MARY FRANCES LIGON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of MAR A.D. 1964 at 11:04 o'clock A.M.
Noted in Book 3702 Page 265
Recording Fee $2.00
Lewis Nelson, Register
By W. M. Lynch, Deputy Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE