WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - - *DOLLARS* cash in hand paid by VERNON C. NALLS AND WIFE, ELIZABETH ANN NALLS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, ALDRED L. KINKADE AND WIFE, ALMA LOUISE KINKADE, *have bargained and sold, and by these presents do transfer and convey unto the said* VERNON C. NALLS AND WIFE, ELIZABETH ANN NALLS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 21, Section I, Hillhurst Acres, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 21 fronts 135 feet on the east side of Hillhurst Drive, and extends back 139.8 feet on the southerly line and 205 feet on the northerly line, to a dead line in the rear on which it measures 130.4 feet.

BEING the same property conveyed to ALDRED L. KINKADE AND WIFE, ALMA LOUISE KINKADE, by deed from Argel T. Hale, Jr., and wife, as of record in Book 3071, page 146, said Register's Office.

Subject property is improved with a one family residence and is known as 3020 Hillhurst Drive, Nashville, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 2444, page 32, and in Book 2446, page 47; and subject to conditions set out in plan of record in Book 2331, pages 50 and 51, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said VERNON C. NALLS AND WIFE, ELIZABETH ANN NALLS, their *heirs and assigns, forever.*

And we *do covenant with the said* VERNON C. NALLS AND WIFE, ELIZABETH ANN NALLS, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, ALDRED L. KINKADE AND WIFE, ALMA LOUISE KINKADE, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* VERNON C. NALLS AND WIFE, ELIZABETH ANN NALLS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 18th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Aldred L. Kinkade
(Aldred L. Kinkade)

Alma Louise Kinkade
(Alma Louise Kinkade)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* ALDRED L. KINKADE AND WIFE, ALMA LOUISE KINKADE,

*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* 18th *day of* March, *19*64.

Anne Abernathy, *Notary Public*

My commission expires October 25, 1965

NOTARY PUBLIC