Tax Parcel # 20W27985

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged-------- ---------------- DOLLARS and one promissory note of even date herewith in the principal amount of Two Thousand and 00/100 ($2,000.00) Dollars executed by Roscoe H. Williams, an unmarried man, and to secure payment of said note a lien is expressly retained on the land herein conveyed,

W. L. Bainbridge Company has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Roscoe H. Williams, an unmarried man his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Oakwood Park as of record in Book 421, Page 12, Register's Office for said County. Said Lot No. 61 fronts 31 feet on the westerly side of North Fifth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to W. L. Bainbridge Company by William Alton Brown and wife Mamie Lou Brown by deed of record in Book 3701, Page 77, Register's Office for Davidson County, Tennessee.

This property is improved and known as 1112 North Fifth Street.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roscoe H. Williams, an unmarried man his heirs and assigns, forever.

And it does covenant with the said Roscoe H. Williams, an unmarried man that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, ~~and the same is unencumbered~~xx subject to the unpaid principal balance of one note in the original principal amount of $6,150.00, secured by deed of trust of record in Book 2238, page 573, R.O.D.C., Nashville, Tennessee

And W. L. Bainbridge Company does further covenant and bind itself, its successorsxxxx ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Roscoe H. Williams, an unmarried man his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this Instrument to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 3rd day of April, 1964.

W. L. BAINBRIDGE COMPANY

By: W. L. Bainbridge Jr

A Partner