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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1003 — Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a sole and separate estate

We, SIDNEY O. NELSON AND WIFE, ESTHER NELSON

have bargained and sold, and by these presents do hereby transfer and convey unto LOUISE LITTLE, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 99 on the Plan of Dr. E.T. Brown's Subdivision, of Lots Nos. 21, to 26, inclusive, Brownsville Addition, as of record in Book 332, page 91, Register's Office for said County.
Said Lot No. 99 fronts 50 feet on the southerly side of Douglas Avenue, and runs back between parallel lines, 160 feet, more or less, to Hickman Street.
Being the same property conveyed to Sidney O. Nelson and wife, Esther Nelson, by deed from Fred S. Morris, Sr., and wife, as of record in Book 1941, page 111, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said LOUISE LITTLE, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, SIDNEY O. NELSON AND WIFE, ESTHER NELSON, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LOUISE LITTLE, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said LOUISE LITTLE, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto ESTHER NELSON, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said ESTHER NELSON, as hereinabove set out, her heirs and assigns, forever.

And I do covenant with the said ESTHER NELSON, that I LOUISE LITTLE am lawfully seized and possessed of said land and have a good right to convey it.

And I, LOUISE LITTLE, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said ESTHER NELSON, as hereinabove set out, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of May, 19 64.

Sidney O. Nelson
Sidney O. Nelson
Esther Nelson
Esther Nelson
Louise Little
Louise Little — Trustee.

TENNESSEE TITLE COMPANY

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