WARRANTY DEED TTC 168810 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN *

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 25, 1957, in the original principal sum of $5,305.00, payable to the order of Myself in monthly installments of $44.50, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed from Jack J. Cohen and Sam Garfinkle to Margaret Powell Pinkston, of record in Book 2699, page 42, Register's Office for Davidson County, Tennessee,

THOMAS J. POWELL and LULA POWELL HARRIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILEY E. PENNINGTON and wife, BESSIE L. PENNINGTON,

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

Being Lots Nos. 5 and 6 of Block 28 on the Map of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 5 and 6 front together 50 feet on the easterly side of 32nd Avenue, North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret Powell Pinkston by deed from Jack J. Cohen and Sam Garfinkle, of record in Book 2699, page 42, said Register's Office.

And being the same property devised to Thomas J. Powell and Lula Powell Harris by will from Margaret B. Powell(the same person as Margaret Powell Pinkston), of record in Will Book 76, page 303, Probate Court 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 Grantee, his 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, except as shown above, and for 1964 taxes which have been prorated and assumed by the Buyers.

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 25 day of April, 1964

x Mrs. Lula Powell Harris — Lula Powell Harris

Thomas J. Powell — Thomas J. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas J. Powell

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of April, 1964

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966
Hs

NOTARY PUBLIC