DODSON BATSON, ATTORNEY

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid in cash by James H.Ventress and wife, Maggie Ventress, and other good and valuable considerations, areceipt of whichi is hereby acknowledged, a part of which is that the purchasers have assumed and agreed to pay the balance of a Deed of Trust indebtedness executed by Benford O.Lackey and wife, to John W.Murphree, Trustee, of record in Book 2828,page 403, Register's Office for Davidson County, Tennessee, to secure payment of one note to Murphree Mortgage Company in the amount of $9,373.93 and for Nine Hundred and no/100($900.00) Dollars the said purchasers have executed their one promissorynote payable to the order of Ed Hodge in monthly installments of $14.92 each, including interest at the rate of 6% per annum. Out of each installment the interestwill first be deducted and the balance applied on the principal. To secure payment of said note, a lien is expressly retained on the hereinafter described real estate,

WE, ED HODGE AND WIFE, EVELYN M. HODGE

have bargained and sold, and by these presents do transfer and convey unto the said James H.Ventress and wife, Maggie Ventress their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 70 on the Plan of Murray Heights as of record in Book 2663,page 37, Register's Office for said County, as follows:

Said Lot No. 70 fronts 95 feet on the easterly side of Syfert Lane and runs back batween lines 187.2 feet on the northerly line and 177.1 feet on the southerly line to a dead line in the rear on which it measures 23 feet.

Being the same property conveyed to Ed Hodge and wife, Evelyn M.Hodge by deed from Benford O.Lackey and wife, of record in Book 3708,page 75, said Register's Office.

Escrow account to be transferred to Purchasers with assumption of 1964 taxes.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H.Ventress and wife, Maggie Ventress their heirs and assigns, forever.

And we do covenant with the said James H.Ventress and wife, Maggie Ventress 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.

And we, Ed Hodge and wife, EVelyn M.Hodge do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H.Ventress and wife, Maggie Ventress, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 11th day of August, 1964

Ed Hodge

Evelyn M. Hodge

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ed Hodge andwife, Evelyn M.Hodge

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 11th day of August, 1964.

Eleanor Bailey, Notary Public

Commission Expires 1/25/66

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

BOOK 3800 PAGE 677

STATE TAX $ 16.65
PROBATE .50
TOTAL $ 17.15

AUG 11 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 11 1964
CT

ED HO GE REALTY CO.

WARRANTY DEED

FROM
ED HODGE, ET UX

TO
JAMES H. VENTRESS, ET UX

45932

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 13 8 29 AM '64

NOTED: BOOK 104 PAGE 615
RECORDING FEE $ 2.00
DEP. REC. X

Attorneys
TI
ANY, INC.
TENN.