STEPHENSON, LACKEY & HOLMAN
ATTORNEYS
FIRST FEDERAL BUILDING
NASHVILLE 3, TENNESSEE

WNER--Evelyn Trumphour
DDRESS--1507 McKinnie Ave.

WARRANTY DEED

SEND TAX STATEMENTS TO: First Federal Savings & Loan Assn. Union at 4th Ave., No., Nashville, Tennessee

BOOK 3812 PAGE 269

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by EVELYN TRUMPHOUR, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said Grantee of the unpaid principal balance of a promissory note due and owing First Federal Savings & Loan Association of Nashville, as evidenced by a deed of trust to T. I. Holman, Jr., Trustee, of record in Book 3107, page 385, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof, we, Ronald Freeman Zimmerlee and wife, Judith Marie Zimmerlee, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Map 83-2
Par. 231
M.O.

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of James J. Pryor Heirs Subdivision of Lots Nos. 19 and 20 in Brownsville, as of record in Book 843, page 41, Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the northerly side of McKinnie Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald Freeman Zimmerlee by deed from Richard H. Shelton and wife, of record in Book 3431, page 47, said Register's Office.

This property is improved and known as 1507 McKinnie Avenue, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville, Tennessee, 37219.

The Grantors hereby transfer and assign to the Grantee all their right and interest in and to a sum of money held in an "escrow account" by the First Federal Savings and Loan Association of Nashville for the purpose of paying taxes and insurance premiums upon the above described property as they become due.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

BOOK 3812 PAGE 270

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.

Witness our hands this 3rd day of September, 1964.

Ronald Freeman Zimmerlee

Judith Marie Zimmerlee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Ronald Freeman Zimmerlee and wife, Judith Marie Zimmerlee, the bargainors, 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 3rd day of September, 1964.

Virginia R. Runion
NOTARY PUBLIC

My commission expires:
2-8-67

BOOK 3812 PAGE 271

STATE TAX $ 11.50
PROBATE
TOTAL $ 11.50

SEP 15 1994

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

PAID SEP 15 1994

WARRANTY DEED

ROBERT FREEMAN ZIMMERLEE
and wife,
JUDITH MARIE ZIMMERLEE

to

EVELYN TRUMPHOUR

5 U 5 2 3

FELIX E. WILSON II, REGISTER
OF DAVIDSON COUNTY
STATE OF TENN.

SEP 15 10 11 '94

RECORDING FEE

DEP. REG.