BOOK 3857 PAGE 787

Map 33-15
Par. 22

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D 65068
SEND TAX NOTICES TO: Guaranty Mortgage Company of Nashville
ADDRESS: 316 Union, Nashville, Tennessee

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)--DOLLARS

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance in the principal amount of $12,561.61, of a certain indebtedness as evidenced by a promissory note payable to Guaranty Mortgage Company of Nashville, now being held by the National Life and Accident Insurance Company, and secured by a deed of trust of record in Book 3169, page 271, Register's Office for Davidson County, Tennessee, to which deed of trust reference is here made for a more particular description of said indebtedness; which said unpaid balance the said grantees do hereby agree to assume and promise to pay, we,

JAMES A. AIKMAN AND WIFE, DOROTHY B. AIKMAN, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the said ALEX ARNOLD LEE AND WIFE, MARY ELIZABETH LEE, hereinafter called the grantees, their 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. 242 on the Map of Primrose Acres Subdivision, Section 3, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 242 begins at a point in the southerly margin of Sun Valley Drive at the common front corner of lots 241 and 242; thence with the line between said lots southwardly 200.6 feet to a concrete monument at the common rear corner of lots 241 and 242; thence westwardly 213.25 feet to a concrete monument in the easterly margin of Hamblem Drive; thence with said margin northwardly 207.5 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the north, then to the east around said curve 40.74 feet to a concrete monument in the southerly margin of Sun Valley Drive; thence eastwardly with said margin 171.78 feet to the beginning.

Being the same property conveyed to James A. Aikman and wife, Dorothy B. Aikman, by deed from Billy C. Adams and wife, Joanne G. Adams, of record in Book 3645, page 401, Register's Office for said County.

This is improved property, known as 900 Sun Valley Drive, Madison, Tennessee.

This conveyance is made subject to restrictions, setback lines, and easements applicable to the above described property.

Said grantors transfer all their right, title and interest in the escrow account set up on the aforesaid loan to the said grantees.

Possession of the premises to be given by February 1, 1965.

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

And we do covenant with the said grantees 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. , except as stated herein

And we, the said grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 13th day of January, 1965

James A. Aikman

Dorothy B. Aikman

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Aikman and wife, Dorothy B. Aikman

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 Madison, Tennessee, this 13th day of January, 1965.

Elsie D. Winkle, Notary Public

Commission Expires Nov. 10, 1965

STATE OF _____
County of _____

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

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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
_____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

WARRANTY DEED

FROM

JAMES A. AIKMAN ET UX

TO

ALEX ARNOLD LEE ET UX

R#1 Antioch, Tenn.

67843

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 5 11 28 AM '65

RECEIVED 110.00
RECORDING FEE 2.00
DEP. REG. ____

STATE TAX $ 18.50
PROBATE .50
TOTAL $ 19.00

FEB 5 1965

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

1965

Madison Title Company
MADISON, TENNESSEE