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MAIL TAX BILL TO:
Ben E. Taylor, et ux
1914 Russell St
Nash. Tenn
Map 83-14 Par 161
Ts

BOOK 5406 PAGE 50

WARRANTY DEED

WHEREAS, the hereinafter described property was conveyed to J. T. Burton and wife, Juanita Burton, by Deed from Jim Stevens, et al, dated September 29, 1962, and of record in Deed Book 3675, Page 72, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said J. T. Burton has since died in Davidson County, Tennessee, and said property passed to the said Juanita Burton, as the surviving tenant by the entirety; and

WHEREAS, the said Juanita Burton has remarried and her present name is Juanita Taylor. Juanita Taylor desires to create a tenancy by the entireties in herself and her present husband, Ben E. Taylor, and this Deed is executed for the sole purpose of creating said tenancy by the entireties in said parties.

THEREFORE, in consideration of the above set out considerations, I, JUANITA TAYLOR, have this day bargained and sold and do hereby bargain, sell, transfer and convey unto BEN E. TAYLOR and wife, JUANITA TAYLOR, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 7th, formerly the 23rd Ward, of the City of Nashville, Davidson County, Tennessee, being Lot No. 50 on the Plan of the Subdivision of the Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 50 fronts 50 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to J. T. Burton, et ux, by Deed from Jim Stevens, et al, of record in Deed Book 3675, Page 72, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property unto the said Ben E. Taylor and wife, Juanita Taylor, their heirs and assigns, in fee simple forever.

I COVENANT that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this the 9th day of March, 1979.

Juanita Taylor
JUANITA TAYLOR

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Bargainor, Juanita Taylor, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal, this the 9th day of March, 1979.

R. L. Thrash
NOTARY PUBLIC

My commission expires: 12-31-81

IDENTIF. REFERENCE

MAR 16 10 41 AM '79
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

F. 1. 8 6. 7. 8.