WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE, THIS, THE 14TH DAY OF JANUARY, 1939.

(SEAL) MARTIN SETTLE,
NOTARY PUBLIC.

MY COM.EX. JULY 9, 1941.

U.S.R.S. $0.50.

RECD JAN.25, 1939 AT 1:25 P M
MM

NUMBER 12345 RECORDED JAN.26, 1939.

HOME OWNERS' LOAN CORPORATION

TO WARRANTY DEED

ALBERT F.GANIER.

PROPERTY MANAGEMENT NO. A-453
WARRANTY DEED
HOLC FORM 652-1, TENNESSEE
(CASH DEED)
REVISED 10-20-38

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE HOME OWNERS' LOAN CORPORATION, OF WASHINGTON, D.C., A CORPORATE INSTRUMENTALITY OF THE UNITED STATES OF AMERICA, THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS, DOES TRANSFER AND CONVEY UNTO ALBERT F.GANIER, HEREINAFTER REFERRED TO AS "PURCHASER", HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO.49 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.49 FRONTS 100 FEET ON THE NORTHERLY SIDE OF BELAIR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN 24TH AVENUE SOUTH, FORMERLY ROSE AVENUE, 185 FEET TO AN ALLEY; AND BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED FROM DALE BEVAN, SUBSTITUTE TRUSTEE, DATED JULY 5, 1938 AND RECORDED IN BOOK 1058, PAGE 469, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY,TENNESSEE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID PURCHASER, HIS HEIRS AND ASSIGNS, FOREVER.

AND THE HOME OWNERS' LOAN CORPORATION, AS AFORESAID, DOES COVENANT WITH THE SAID PURCHASER THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THAT THE SAME IS UNENCUMBERED, EXCEPT ____ TO ALL OF WHICH THIS CONVEYANCE IS MADE SUBJECT.

AND THE HOME OWNERS' LOAN CORPORATION, AS AFORESAID, DOES FURTHER COVENANT AND BIND ITSELF, ITS ASSIGNS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID PURCHASER, HIS HEIRS, REPRESENTATIVES AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPT AS AFORESAID,

AND EXCEPT AS TO ALL COVENANTS, EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD AGAINST THE PROPERTY HEREIN DESCRIBED; ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW; AND THE LIENS OF ALL TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND OF ANY INSTALLMENTS OF ASSESSMENTS PAYABLE ON OR AFTER THE DATE HEREOF, THE PAYMENT OF SUCH TAXES AND ASSESSMENTS BEING HEREBY ASSUMED BY PURCHASER.

IN WITNESS WHEREOF, THE HOME OWNERS' LOAN CORPORATION, AS AFORESAID, HAS CAUSED ITS CORPORATE NAME TO BE HERETO SIGNED AND ITS COMMON SEAL AFFIXED BY AN OFFICER DULY AUTHORIZED SO TO ACT.

SIGNED AND DATED AT NASHVILLE, IN THE STATE OF TENNESSEE, THIS, THE 24TH DAY OF JANUARY, 1939.

(SEAL) HOME OWNERS' LOAN CORPORATION,
BY
F.B.EMMERLING,

TITLE STATE MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, ELIZABETH N.SPICER, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED F.B.EMMERLING, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE STATE MANAGER OF THE HOME OWNERS' LOAN CORPORATION, A CORPORATE INSTRUMENTALITY OF THE UNITED STATES OF AMERICA, THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH STATE MANAGER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS STATE MANAGER.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE,TENNESSEE, THIS 24 DAY OF JANUARY, 1939.

(SEAL) ELIZABETH N.SPICER,
NOTARY PUBLIC.

MY COMMISSION EXPIRES THE 7 DAY OF APRIL, 1940.

RECD JAN.25, 1939 AT 2:35 P M
MM

NUMBER 12409 RECORDED JAN. 26, 1939.

OSCAR F.NOEL,

TO DEED

JAMES R.TURNER, ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF ONE-THOUSAND ($1,000.00) DOLLARS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, OSCAR F.NOEL, HAVE BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO JAMES R.TURNER AND WIFE, ANNIE PAULINE TURNER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, IN THE SEVENTH, FORMERLY THE ELEVENTH CIVIL DISTRICT OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: