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WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
Ten and 00/100 - DOLLARS

cash in hand paid by Charles W. Mathis, an unmarried man, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Blanche Rippy Matthews and husband, James W. Matthews,

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Mathis his 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. 1 of Block 7 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, page 160, of the Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines, with the westerly margin of Woodfin Street, 150 feet to an alley.

A one-third interest in the property being vested in Blanche Rippy Matthews as one of the heirs at law of Harvey A. Rippy and wife, Annie E. Rippy, both deceased, and a two-thirds interest being vested in Blanche Rippy Matthews and husband, James W. Matthews, by two deeds, one from Isabel Rippy Blakemore and husband, of record in Book 1298, page 158, and the other from Marjorie Cullum Watson and husband, of record in Book 1291, page 226, said Register's Office.

Taxes for 1947 have been pro-rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Mathis, his heirs and assigns, forever.

And we do covenant with the said Charles W. Mathis 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, Blanche Rippy Matthews and husband, James W. Matthews do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Mathis his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of April, 1947.

Blanche Rippy Matthews

James W. Matthews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named Blanche Rippy Matthews and husband, James W. Matthews

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 11th day of April, 1947.

Commission expires April 24, 1950

Notary Public

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