WARRANTY DEED

For and in consideration of the sum of

Four Thousand Two Hundred ($4,200.00) and no/100 ---------- DOLLARS

cash in hand paid by H. C. Hughes and wife, Norvia Hughes, the receipt of which is hereby acknowledged.

I, Chas. F. Ferguson, a widower

have bargained and sold, and by these presents do transfer and convey unto the said H. C. Hughes and wife, Norvia Hughes, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly one-half of lot No. 183 and all of lot No. 184 on the map of Overhill City and W. H. Fox's Subdivision of part of the Cumberland Nurseries, as of record in book 332, page 21, Register's Office for said County.
Said part of lot No. 183 and all of lot No. 184 front together 75 feet on the easterly side of Fox Avenue and run back between parallel lines, 150 feet to an alley.
Being the same property conveyed to Chas. F. Ferguson by deed from M. W. Mays, of record in book 432, page 98, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. C. Hughes and wife, Norvia Hughes, their

heirs and assigns, forever.

And I do covenant with the said H. C. Hughes and wife, Norvia Hughes

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. C. Hughes and wife, Norvia Hughes, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of November, 1947.

Charles F Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Walton, a Notary Public in and for said County and State, the within named Chas. F. Ferguson, a widower

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of November, 1947.

My Commission Expires 1949

E B Walton
Notary Public