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WARRANTY DEED

For and in consideration of the sum of

Ten Thousand ($10,000.00) and no/100 - DOLLARS

cash in hand paid by Robert R. Poe and wife, Sara Ferguson Poe, the receipt of which is hereby acknowledged.

We, Austin Irwin and wife, Maggie Irwin

have bargained and sold, and by these presents do transfer and convey unto the said Robert R. Poe and wife, Sara Ferguson Poe, their

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

Being part of lot No. 1 on the map of Due West Montague, as of record in book 547, page 115, Register's Office for said County.
Said part of lot No. 1 fronts 50 feet on the easterly side of Gallatin Road, as widened, and runs back between parallel lines, with the northerly margin of Belle Camp Highway, 100 feet to a dead line.
Being the same property conveyed to Austin Irwin and wife, Maggie Irwin by deed from Innis B. Bowman, of record in book 1314, page 263, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 561, page 474, 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 Robert R. Poe and wife, Sara Ferguson Poe, their

heirs and assigns, forever.

And we do covenant with the said Robert R. Poe and wife, Sara Ferguson Poe

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

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Robert R. Poe and wife, Sara Ferguson Poe, their

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

Witness our hand s this 6th day of January, 1948

Austin Irwin

Maggie Irwin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John J. Ghee, a Notary Public in and for said County and State, the within named Austin Irwin and wife, Maggie Irwin

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 office, this 8 day of January 1948.

Commission expires Oct 9-1951

John J. Ghee
Notary Public

SM 10-47 P. & P. CO. 88c

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