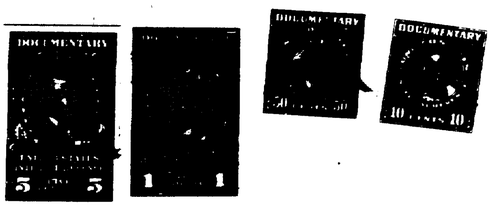
K 1560

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ (5.00)

Five and No/100---------- DOLLARS

Cash in hand paid by George W. Gardner and wife, Emma Lee Gardner and other good and valuable considerations the receipt of all of which is hereby acknowledged



We, John E. Winkler and wife, J. Carmon Winkler, have bargained and sold, and by these presents do transfer and convey unto the said George W. Gardner and wife, Emma Lee Gardner their 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 Lots Nos. 36 and 38 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for said County.
Said Lots Nos. 36 and 38 front together 100 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and run back between parallel lines, 145 feet to an alley.
Being the same property conveyed to John E. Winkler and wife, J. Carmon Winkler, by deed from J. R. Arnold and wife, of record in Book 790, page 676, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George W. Gardner and wife, Emma Lee Gardner their heirs and assigns, forever.

And we do covenant with the said George W. Gardner and wife, Emma Lee Gardner 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. Except taxes for 1948 which have been pro-rated and assumed by the grantees.
And we, John E. Winkler and wife, J. Carmon Winkler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George W. Gardner and wife, Emma Lee Gardner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of February, 1948

John E. Winkler
J. Carmon Winkler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John E. Winkler and wife, J. Carmon Winkler

the bargainor s, 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 21 day of February, 1948

Commission expires May 4-1951

[illegible]
Notary Public

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