WARRANTY DEED

FROM

Ed F. Jakes et ux

Effie Hays Jakes

TO

Andrew B. Pratt and

Joseph R. Pratt

33157

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

1:55 66 P.m 4 od 150

M. McKinley

Form 103—Yokley Ptg. Co.

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Five and no/100 ($5.00) - DOLLARS

Cash and other good and valuable considerations paid by Andrew B. Pratt and Joseph R. Pratt, the receipt of which is hereby acknowledged, we, Ed F. Jakes and wife, Effie Hays Jakes

have bargained and sold, and by these presents do transfer and convey unto the said Andrew B. Pratt and Joseph R. Pratt, 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 the westerly part of lot No. 311 of Block "A" and part of a lot marked "Exchange Building" on the plan of Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Charlotte Avenue, at a point 300 feet west of the westerly margin of 44th Avenue North; thence with the southerly margin of Charlotte Avenue, westwardly 100½ feet to the northeast corner of the property conveyed to Robert F. Mingle and wife by deed from J. H. Dinning and wife, of record in book 647, page 308, said Register's Office; thence with said Mingle's line, as follows: southwardly 150 feet and westwardly 60 feet to the easterly line of the Strong property; thence with said line, southwardly 25 feet to the northwest corner of the property conveyed to Bessie Lovelace by deed from H. R. Summers and wife, of record in book 611, page 649, said Register's Office; thence with said Lovelace's northerly line, eastwardly 150 feet to her northeast corner; thence with her easterly line, southwardly 150 feet to the northerly margin of Park, formerly First, Avenue; thence with said Avenue, eastwardly 10½ feet; thence northwardly 325 feet to the beginning.

Being the same property conveyed to Ed F. Jakes and wife, Effie Hays Jakes, by deed from T. C. Harris and wife, of record in book 1309, page 479, said Register's Office.

Attention is called to easement for a roadway 10½ feet wide as set out in the deed from A. E. Potter, Trustee, to T. C. Harris, et al, of record in book 641, page 274, Register's Office for Davidson County, Tennessee.