WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 -

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cash in hand paid by Wilmer R. Brewer and wife, Susie A. Brewer, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, O. W. Cooper and wife, Helen B. Cooper,

have bargained and sold, and by these presents do transfer and convey unto the said Wilmer R. Brewer and wife, Susie A. Brewer,

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 northerly 5 feet of the easterly 150 feet of Block 6 and the southerly 45 feet of the easterly 150 feet of Block 3 on the map of Realty Savings Bank and Trust Co.'s Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Beginning at a point on the westerly margin of 53rd Avenue North at a point which is 323 feet north of the northwest corner of Elkins Avenue and 53rd Avenue North, northerly 50 feet; thence westerly 150 feet; thence southerly 50 feet; thence easterly 150 feet to the point of beginning.

Together with the right, title and interest in and to an easement for a sewer granted O. W. Cooper and wife, by B. Levitan and wife, of record in Book 1533, page 511, said Register's Office, said sewer running from the property in question in a southwesterly direction and attaching to the sewer line on the property of B. Levitan, as conveyed by deed of record in Book 888, page 479, of the said Register's Office.

Being the same property conveyed to O. W. Cooper and wife, Helen B. Cooper, by deed from B. Levitan, of record in Book 1513, page 43, 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 Wilmer R. Brewer and wife, Susie A. Brewer, their heirs and assigns, forever.

And we do covenant with the said Wilmer B. Brewer and wife, Susie A. Brewer, 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 1948 Taxes which have been prorated and assumed by the Grantees herein.

And we, O. W. Cooper and wife, Helen B. Cooper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wilmer R. Brewer and wife, Susie A. Brewer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of May, 1948.

O. W. Cooper

Helen B. Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named O. W. Cooper and wife, Helen B. Cooper, 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 8th day of May, 1948

Commission expires January 11, 1950

Lenora Underwood
Notary Public