For and in consideration of the sum of $5.00 Five and - - - - - - - - - - - - - - 00/100 - DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Mabel L. Christmas (a widow) of the balance of an indebtedness in the amount of $2,200.98 secured by a Deed of Trust executed by James D. Cratty and wife, to Frank G. Maddux, Trustee of record in Book 1326, page 333, Register's Office for Davidson County, Tennessee. To secure the payment of a note dated July 20, 1945, for $2,700.00 and interest, payable in monthly installments of $27.00 each beginning September 1, 1945.

We, James D. Cratty and wife, Edith O. Cratty - - - - - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Mabel L. Christmas, a widow her 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 easterly 47 feet of lot No. 25 on the plan of the subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court at Nashville. Said part of lot No. 25 fronts 47 feet on the southerly side of Vivelle Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to James D. Cratty and wife, Edith O. Cratty, by deed from Earl C. Shacklett and wife, of record in book 1316, page 661, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mabel L. Christmas, a widow her heirs and assigns, forever.

And we do covenant with the said Mabel L. Christmas, a widow 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 by taxes for the year 1948, which have been pro-rated and assumed by the Buyer. And James D. Cratty and wife, Edith O. Cratty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mabel L. Christmas, a widow her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of June, 1948

James D. Cratty
Edith O. Cratty

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. S. Bland, a Notary Public in and for said County and State, the within named James D. Cratty and wife, Edith O. Cratty the bargainor, 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 22 day of June, 1948

Commission expires April 5-1949.

J. S. Bland
Notary Public

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285541

WARRANTY DEED

FROM

JAMES D. CRATTY and wife,

EDITH O. CRATTY

TO

MABEL L. CHRISTMAS

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 30 day of JUN 1948 at 9:54 o'clock A. M. Noted in Book 1630 Page 154

Recorded in Book 1630 Page 154

Recording Fee $1.10

FELIX Z. WILSON, Register

By H. A. Eales D.C.

[redacted]

TENNESSEE
NASHVILLE

[redacted]

MPANY
EE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

HENRY