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For and in consideration of the sum of $ 10.00

Ten and no/100 - - - - - DOLLARS

cash in hand paid, by Myrtle H. Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, John A. Karnes, Jr. and wife, Edna R. Karnes have bargained and sold, and by these presents do transfer and convey unto the said Myrtle H. Brown, for her sole and separate use, free from the debts or contracts of her present or any future husband, with full power vested in her to sell, mortgage, or ~~[illegible]~~ otherwise convey as though she were a femme sole, 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 Lot No. 7 of Block "B" on the Map of Hayesboro Development Company's Hayesboro Subdivision, of record in Book 1130, page 47, Register's Office for said County.

Said Lot No. 7 fronts 90 feet on the westerly side of Tanglewood Drive, and runs back between lines, 214.5 feet on the North line and 220 feet on the south line, to a dead line on which it measures 90 feet.

Being the same property conveyed to John A. Karnes, Jr. and wife, Edna R. Karnes, by deed from Hayesboro Development Company, of record in Book 1510, page 607, 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 Myrtle H. Brown her heirs and assigns, forever.

And we do covenant with the said Myrtle H. Brown 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 for 1948 taxes which have been prorated and assumed by the grantee.

And we, John A. Karnes, Jr. and wife, Edna R. Karnes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Myrtle H. Brown her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this day of 24th July, 1948

John A. Karnes Jr.

Edna R. Karnes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Medlin, a Notary Public in and for said County and State, the within named John A. Karnes, Jr. and wife, Edna R. Karnes

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 24th day of July, 1948

Commission expires January 23, 1952

J. M. Medlin
Notary Public

316772

WARRANTY DEED

FROM John A. Karnes, Jr. et ux

TO Myrtle H. Brown

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JUL 29 1948
at 1:11 P.M.
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Fee $ 1.25
By

LAWYERS TITLE INSURANCE CORPORATION

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