WARRANTY DEED — Form 1601 — Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by J. B. Donegan and wife, Fay Jean Helton Donegan of the balance of an indebtedness in the amount of Three Hundred Dollars ($300.00) payable in two installments of One Hundred Fifty Dollars ($150.00) each plus interest at the rate of 6% per annum; the first note becomes due February 13, 1949 and the 2nd and last note becomes due February 13, 1950.

We, Henry Dickinson, Jr. and wife, Melus R. Dickinson have bargained and sold, and by these presents do transfer and convey unto the said J. B. Donegan and wife, Fay Jean Helton Donegan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of the H. H. Stone Lands, and being designated as Tract No. 2 on a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to said survey as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the most southerly corner of Tract No. 2 and the southeast corner of Tract 4-B, in the original south line of the Stone land; thence leaving said Boulevard, north 3° east 51.6 poles to a post; thence north 89° east 46 poles to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard, south 33° east 16 poles to the corner of Tracts 4-A and 4-B and continuing with the center line of said road, along the line between Tracts 2 and 4-B, south 41° east 8 poles, south 56° east 8 poles, south 56° east 8 poles, south 46° east 8 poles, south 30° east 8 poles, south 18½° east 8 poles, south 23° east 4.8 poles to the beginning, containing 6.6 acres, more or less.

Being the same property conveyed to Henry Dickinson, Jr. and wife, Melus R. Dickinson by deed from H. H. Stone and wife, of record in book 1560, page 43, 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 J. B. Donegan and wife, Fay Jean Helton Donegan their heirs and assigns, forever.

And we do covenant with the said J. B. Donegan and wife, Fay Jean Helton Donegan 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.

And we, Henry Dickinson, Jr. and wife, Melus R. Dickinson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. B. Donegan and wife, Fay Jean Helton Donegan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this day of ~~August~~ Sept. 7, 1948.

[redacted]

Henry Dickinson Jr.

Melus R. Dickinson

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, A J Green, a Notary Public in and for said County and State, the within named Henry Dickinson, Jr. and wife, Melus R. Dickinson

to me known, 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, Nashville, Tennessee, this 7 day of ~~August~~ Sept, 1948.

Commission expires April 11 1949

A J Green
Notary Public