WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Seven Thousand Six Hundred and No/100- -($7,600.00)- - - - - - - - - - - - DOLLARS

of which One Thousand Four Hundred Sixty and 66/100-($1,460.66)-Dollars has been paid in cash by Hugh H. Giles and wife, Beulah Ezell Giles, receipt of which is hereby acknowledged, and for the remainder the said Giles and wife have assumed and agree to pay an indebtedness in the sum of $6,139.34 owing on a Mortgage Note originally in the sum of $6,500.00 which said note is secured by a deed of trust recorded in Book 1546, page 138, Register's Office for Davidson County, Tennessee.

We, Leslie C. Bates and wife, Lora Bates

have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * * * * * * *HUGH H. GILES AND WIFE, BEULAH EZELL GILES* * * * * * * * * *

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 5th, formerly the 25th, Ward of the City of Nashville, Davidson County, Tennessee being the easterly 50 feet of the westerly 150 feet of the northerly 150 feet of Block No. 19 on the Plan of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block No. 19 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Leslie C. Bates and wife, Lora Bates, by deed from Raymond Jackson Rayfield and wife, of record in Book 1537, page 9, said Register's Office.

In addition to the above conveyance the grantors herein hereby transfer to the grantees herein all funds held in escrow for the payment of City and State and County Taxes, in connection with the above mentioned deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh H. Giles and wife, Beulah Ezell Giles their heirs and assigns, forever.

And we do covenant with the said Hugh H. Giles and wife, Beulah Ezell Giles 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 taxes for 1948 which have been pro-rated and assumed by the grantees.

And We, Leslie C. Bates and wife, Lora Bates do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh H. Giles and wife, Beulah Ezell Giles, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27 day of September, 194 8.

[redacted]

Leslie C Bates

Lora Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Leslie C. Bates and wife, Lora Bates

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 27th day of September, 1948

Commission expires July 9th, 1951.

Joe W Rives
Notary Public