WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - $875.00 - - - - - - - - - - - - -

Eight hundred seventy-five and 00/100 - DOLLARS

cash in hand paid by John L. Carpenter and wife, Dorothy B. Carpenter, receipt of which is hereby acknowledged, we H. Carlos Smith and wife, Fleta C. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said John L. Carpenter and wife, Dorothy B. Carpenter their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 14 and 15 of Block "D" on the Map of Roscoe Place, of record in Book 843, page 72, Register's Office for said County.

Said lots adjoin and front together 100 feet on the southerly side of Drake Street and run back between parallel lines, Lot No. 14 running back along the west margin of Hudson Avenue, 150 feet to a dead line.

Being the same property conveyed to H. Carlos Smith and wife, Fleta C. Smith, by deed from George O. Sutton and wife, of record in Book 1390, page 456, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Carpenter and wife, Dorothy B. Carpenter their heirs and assigns, forever.

And we do covenant with the said John L. Carpenter and wife, Dorothy B. Carpenter 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, H. Carlos Smith and wife, Fleta C. Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John L. Carpenter and wife, Dorothy B. Carpenter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of November, 1948

H. Carlos Smith

Fleta C. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. A. Walden, a Notary Public in and for said County and State, the within named H. Carlos Smith and wife, Fleta C. Smith

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 [illegible], Tennessee, this 6th day of November, 1948

Commission expires My Commission expires Nov. 22, 1950

J. A. Walden
Notary Public