WARRANTY DEED

For and in consideration of the sum of

Thirteen Thousand Seven Hundred Fifty ($13,750.00) and no/100 - - - - - - - - DOLLARS

cash in hand paid by W. Z. Argo, the receipt of which is hereby acknowledged.

We, J. P. Van Cleave and wife, Clayton R. Van Cleave

have bargained and sold, and by these presents do transfer and convey unto the said W. Z. Argo, individually and as Guardian for Willie Belle Argo, his successors,

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

Being lot No. 1 of Block No. 5 on the plan of Fairfax Place, as of record in book 547, pages 137 and 138, Register's Office for said County.
Said lot No. 1 fronts 80 feet on the southerly side of Fairfax or Jones Avenue and runs back with the westerly margin of Natchez Trace or 28th Avenue South, 165 feet to the northerly line of lot No. 19, measuring 87.6 feet thereon.
Being the same property conveyed to J. P. Van Cleave by deed from W. H. Oldham and wife, of record in book 1540, page 574, said Register's Office.

This conveyance is made subject to restrictive covenants contained in decree entered in Minute Book 42, page 19, Chancery Court, in the cause of R. G. Denham, et al. vs. E. L. Hampton, et al, Rule No. 51555, a certified copy of which is of record in book 1149, page 116, said Register's Office.

Taxes for 1948 pro-rated as of October 1, 1948.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. Z. Argo, individually and as Guardian for Willie Belle Argo, his successors, heirs and assigns, forever.

And we do covenant with the said W. Z. Argo, individually and as Guardian for Willie Belle Argo 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Z. Argo, individually and as Guardian for Willie Belle Argo, his successors, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of December, 19 48.

J. P. Van Cleave

Clayton R. Van Cleave

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named J. P. Van Cleave and wife, Clayton R. Van Cleave

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 office, this 7th day of December, 19 48.

Commission expires October 9, 1951

H. Paul Griffin
Notary Public