WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Seven Thousand and no/100 - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - ($7,000.00) - - - - - - - - - - - - - - - - **DOLLARS**
cash in hand paid by M. L. Randall and wife, Shirley Louise Randall receipt of which is hereby acknowledged, we,

P. E. Shakespeare and wife, Lynette Shakespeare

have bargained and sold, and by these presents do transfer and convey unto the said M. L. Randall and wife, Shirley Louise Randall,
~~his~~ their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the easterly 22 feet of Lot No. 20, all of Lot No. 21, and the westerly 7 feet of Lot No. 22, on the Map of A. C. Dudley's Subdivision, of record in Book 161, page 10, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to P. E. Shakespeare and wife, Lynette Shakespeare by deed from C. L. Chastain and wife, of record in Book 1181, page 483, 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 M. L. Randall and wife, Shirley Louise Randall, their ~~his~~ **heirs and assigns, forever.**

And we **do covenant with the said** M. L. Randall and wife, Shirley Louise Randall **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 an 1/2 undivided interest in the heirs at law of H.H. Haskell as to the easterly 22 feet of Lot No. 20 which is the westerly 22 feet of the premises herein conveyed.
And ~~we,~~ P. E. Shakespeare and wife, Lynette Shakespeare
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** M. L. Randall and wife, Shirley Louise Randall ~~his~~ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7 **day of** January **, 19**49

P. E. Shakespeare
Lynette Shakespeare

STATE OF ~~TENNESSEE~~ CALIFORNIA
~~Davidson~~ **County**

Personally appeared before me, James R. Doutt **, a Notary Public in and for said County and State, the within named** P. E. Shakespeare and wife, Lynette Shakespeare

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** Los Angeles, ~~Tennessee~~ California **this** 11th **day of** January **, 194**[illegible]

Commission expires April 2 1951 James R. Doutt
Notary Public