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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 - - - - - - - - - - - - - - -

Five and - - - - - - - - - - - - - - - - - - - - - - - - 00/100 DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, George Young Steele and wife, Mary J. Steele have bargained and sold, and by these presents do transfer and convey unto the said James M. Ray his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

FIRST TRACT: Being lots Nos. 24 and 25 on the plan of Petway's Subdivision of lot No. 7 of the Hobson Property, as of record in Plan Book 2, page 42, Chancery Court at Nashville.

Said lot No. 24 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 248 feet, more or less, to an alley.

Said lot No. 25 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 248 feet, more or less, to an alley.

SECOND TRACT: Being lot No. 28 and parts of lots Nos. 29 and 30 on the plan of James Burns' Subdivision, as of record in book 421, page 40, Register's Office for said County, described as follows:

Beginning on the easterly margin of Manilla Avenue, at the corner of lots Nos. 27 and 28; thence eastwardly, with the line between said two lots, 167 feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, 166.3 feet to the northern margin of another alley; thence westwardly, along the northern margin of said last mentioned alley, 187 feet; thence northwardly in a straight line 117 feet to a point in the easterly margin of Manilla Avenue, at the corner of lots Nos. 28 and 29; thence northwardly along the easterly margin of Manilla Avenue, 54 feet, more or less, to the beginning.

Being the same property conveyed to George Young Steele and wife, Mary J. Steele, by deed from E. C. Correll and wife, of record in book 1302, page 125, 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 James M. Ray, his heirs and assigns, forever.

And we do covenant with the said James M. Ray 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 by taxes for the year 1949 which have been pro-rated and assumed by the Buyer.

And George Young Steele and wife, Mary J. Steele do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Ray his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of February, 1949.

George Young Steele

Mary J. Steele

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, J. W. Williams, a Notary Public in and for said County and State, the within named George Young Steele and wife, Mary J. Steele 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 15 day of February, 1949.

Commission expires 1/27/52

J. W. Williams
Notary Public