K 1732

For and in consideration of the sum of Ten Dollars cash and other good and valuable considerations
----------($10.00)---------- DOLLARS
Cash in hand paid by Joe Evans Garrett, Sr. and wife, Laura S. Garrett receipt of which is hereby acknowledged,

We, Russell B. Burnett and wife, Eleanor F. Burnett

have bargained and sold, and by these presents do transfer and convey unto the said Joe Evans Garrett, Sr. and wife, Laura S. Garrett

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 90 feet of the northerly part of Block No. 15 on 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, described as follows:
Beginning at the southwest corner of Nevada, formerly Third, Avenue and 52nd Avenue North, formerly 11th Street; thence with the southerly margin of said Nevada Avenue, westerly 90 feet; thence southwardly 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 90 feet to the westerly margin of 52nd Avenue North; thence with said Avenue, northwardly 150 feet to the beginning.
Being part of the property conveyed to Russell B. Burnett and wife, Eleanor F. Burnett, by deed from Paul Baird and wife, of record in book 1315, page 343, 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 Joe Evans Garrett, Sr. and wife, Laura S. Garrett their heirs and assigns, forever.

And we do covenant with the said Joe Evans Garrett, Sr. and wife, Laura S. Garrett 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 1949 taxes which have been pro-rated and assumed by the guarantee herein.

And We, Russell B. Burnett and wife, Eleanor F. Burnett do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Evans Garrett, Sr. and wife, Laura S. Garrett their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of AUGUST, 1949

Russell B. Burnett

Eleanor F. Burnett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Russell B. Burnett and wife, Eleanor F. Burnett

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 6th day of AUGUST, 1949

Commission expires January 12, 1953

Marbut G. Gaston
Notary Public

20159

WARRANTY DEED

FROM

Russell B. Burnett and wife,

Eleanor F. Burnett

TO

Joe Evans Garrett, Sr. and wife,

Laura S. Garrett

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of AUG 1949 at 12:30 o'clock P
Noted in book 70 page 149
Recorded in book page
Recording Fee $1.50
FELIX Z. WILSON, Register
By C. McDonald Dpt. Reg.

le Co.

G 170