WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Three Hundred Eight and no/100 ($308.00) - DOLLARS

cash in hand paid by Wallace Hightower, the receipt of which is hereby acknowledged, we,

H. B. Jones and wife, Mary Edith Jones,

have bargained and sold, and by these presents do transfer and convey unto the said Wallace Hightower,

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

Being Lots Nos. 1409 and 1411, Block 199, West Extension of Plan No. 1, West Nashville, a plan of which is recorded in Book 57, page 173, R.O.D.C., Tennessee.
Said Lots Nos. 1409 and 1411 front 25 feet each on the northerly side of Kentucky Avenue and extend back 150 feet to an alley and being the same property conveyed to H. B. Jones by deed from Maggie Williams Bell, of record in Book 1757, page 331, said Register's Office.

It is understood between the parties that H. B. Jones owes One Hundred Fifty ($150.00) Dollars to Maggie Williams Bell, which he agrees to pay.

As further consideration, Wallace Hightower agrees not to operate or permit anyone to operate a grocery business of any kind on the above described property so long as H. B. Jones operates a grocery at his present location.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wallace Hightower, his heirs and assigns, forever.

And we do covenant with the said Wallace Hightower 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 as above set out.

And we, H. B. Jones and wife, Mary Edith Jones, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wallace Hightower, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of September, 1949

[redacted]

H B Jones

Mary Edith Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named H. B. Jones and wife, Mary Edith Jones, the bargainors, 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 19 day of September, 1949

Commission expires Jan. 6, 1953.

Mary L Brackman
Notary Public

MARY L. BRACKMAN NOTARY PUBLIC DAVIDSON COUNTY