For and in consideration of the sum of $ 10.00

TEN AND ----------00/100 DOLLARS

cash in hand paid by Clarence E. Garner and wife, Lillian Garner, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Homer McEwen and wife, Ella Mai McEwen have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Garner and wife, Lillian Garner their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 11 on the plan of W. H. Hyronemus' Addition, as of record in book 161, page 174, Register's Office for said County.
Said part of lot No. 11 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.
Being the same property conveyed to Homer McEwen and wife, Ella Mai McEwen, by deed from James T. Day and wife, of record in book 1783, page 487, said Register's Office.

This conveyance is made subject to a deed of trust executed by Burton E. Sears and wife to A. Lawson Davis, Trustee, of record in book 1434, page 301, Register's Office for Davidson County, Tennessee, to secure the City Bank & Trust Company, McMinnville, Tennessee the payment of a note dated November 19, 1946. The remaining unpaid principal balance being in the sum of $5375.56.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence E. Garner and wife, Lillian Garner their heirs and assigns, forever.

And we do covenant with the said Clarence E. Garner and wife, Lillian Garner 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, Homer McEwen and wife, Ella Mai McEwen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence E. Garner and wife, Lillian Garner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April, 1950.

Homer McEwen
Ella Mai McEwen

DEZELL DICKERSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. M. Dickerson, a Notary Public in and for said County and State, the within named Homer McEwen and wife, Ella Mai McEwen

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 4th day of April, 1950.

Commission expires April 5, 1950

E. M. Dickerson
Notary Public

98749

WARRANTY DEED

FROM Homer McEwen, et ux

TO Clarence E. Garner, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of APR A.D. 1950 at 10 o'clock A M.
Recorded in Book 72 Page 211
Recording fee $ .40
JAMES P. WILSON, Register
By Dpt. Reg.

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Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia