For and in consideration of the sum of $ 10.00,

- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, receipt of all of which is hereby acknowledged, We, J. Austin Demontbreun and wife, Edna N. Demontbreun. - - - have bargained and sold, and by these presents do transfer and convey unto the said ERNESTINE NIEDERHAUSER, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northwest part of Lot No. 24 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of Spring Valley Road at the northwest corner of the property conveyed to Buford Hurt and wife by deed from Eula Myrtle Stanford, of record in Book 1218, page 8, of the Register's Office for said County; thence along Hurt's north line, South 53° East 165.8 feet to the west line of a part of said lot owned by Hooper; thence with Hooper's west line, North 25° West 224.7 feet more or less to the south margin of Bluefields Avenue; thence with the margin of the same westerly 88.3 feet to the beginning of a curve; thence around said curve southwesterly 83.3 feet to the easterly margin of Spring Valley Road; thence with the margin of the same southerly 167 feet to the point of beginning.

Being part of the property conveyed to J. Austin Demontbreun by deed from R. D. Stanford, Jr., Trustee, of record in Book 1786, page 132, 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 Ernestine Niederhauser, her heirs and assigns, forever.

And we do covenant with the said Ernestine Neiderhauser, 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, J. Austin Demontbreun and wife, Edna N. Demontbreun, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernestine Niederhauser, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of January, 1951.

J. Austin Demontbreun

Edna N. Demontbreun

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. Austin Demontbreun and wife, Edna N. Demontbreun, 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 5th day of January, 1951

[illegible]
Notary Public

My Commission expires [illegible]

WARRANTY DEED

G-71139 - mk FROM

J. AUSTIN DEMONTBREUN ET UX

TO

ERNESTINE NIEDERHAUSER

22873

Recorded in Book 1916 Page 326 of Records in the Register's Office of Davidson County, Tennessee, this 9 day of Jan. 1951 at 2:01 P.M.

Received $ [illegible] Recording fee

By JAMES S. WILKINS, Register

By [illegible] Deputy

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY