WARRANTY DEED

For and in consideration of the sum of ------$10.00------ **DOLLARS**

---------TEN & NO/100---------

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that grantees herein do hereby assume and agree to pay the unpaid principal balance of a loan secured by deed of trust executed by Harry D. Schmittou and wife, to Wm. F. Carter, Trustee, of record in Book 1399, page 182, Register's Office for Davidson County, Tennessee, to secure to Investors Syndicate the payment of a note dated September 19, 1946, in the principal sum of $5200.00, we Lucile Summar, Clara Summar and Louise Summar, each unmarried, we

have bargained and sold, and by these presents do transfer and convey unto the said H. B. Pelton and wife, Laura Josephine Pelton,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** being a part of Lot No. 353, on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said county, described as follows:

Beginning at a point in the north margin of West Lawn Drive at the corner of Lots Nos. 353 and 354; thence with the line between said tow lots northerly 143 feet, more or less, to the southeast corner of the property conveyed to Jack M. Blackwell and wife, by deed of record in Book 1339, page 535, Register's Office for said county; thence with Blackwell's south line westerly 60-1/2 feet, more or less, to the east line of the property conveyed to Harris D. Kemp by deed of record in Book 1372, page 350, Register's Office for said county; thence with Kemp's easterly line southerly 150 feet, more or less, to the northerly margin of West Lawn Drive; thence with the margin of same easterly 65.2 feet, more or less, to the beginning.

Being the same property conveyed to Lucile Summar, Clara Summar and Louise Summar, by deed from Harry D. Schmittou and wife, Mary Geraldine Schmittou, of record in Book 1426, page 175, Register's Office for Davidson County, Tennessee.

1951 taxes

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. B. Pelton and wife, Laura Josephine Pelton, their heirs and assigns, forever.

And we do covenant with the said H. B. Pelton and Laura Josephine Pelton 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 set out herein and taxes for 1951 which have been prorated.

And we, Lucile Summar, Clara Summar, and Louise Summar, each unmarried do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. B. Pelton and Laura Josephine Pelton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April, 1951

Lucile Summar Louise Summar

Clara Summar

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Lucile Summar, Clara Summar, and Louise Summar each unmarried

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 4th day of April, 1951

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

FOSTER & PARKES CO., NASHVILLE