1970

For and in consideration of the sum of -------($10.00)----------

--Ten dollars cash and other good and valuable considerations----------DOLLARS

Cash in hand paid by Flora E. Irvin, receipt of which is hereby acknowledged,

We, H. M. Claiborne and Walter R. Claiborne

have bargained and sold, and by these presents do transfer and convey unto the said Flora E. Irvin, to her sole and separate use, free from the debt, contracts, liabilities or marital rights of her present or any future husband, with full power vested in her to sell mortgage, transfer and convey without the joinde of any beneficiary as if she were a femmel sole her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being lot No. 22 on the plan of Kinnaird and Bransford's Subdivision, of record in book 57, page 156, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the southerly side of Woodland Street and runs back between parallel lines, with the westerly margin of south 9th Street 170 feet to a 16-foot alley.

Being the same property conveyed to H. M. Claiborne and Walter R. Claiborne by deed from Maria Elizabeth Miller, of record in Book 1629, page 167, 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 Flora E. Irvin as aforeside. her heirs and assigns, forever.

And we do covenant with the said Flora E. Irvin as aforeside, 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 taxes for the year 1951 which have been pro-rated and assumed by the grantee herein.

And H. M. Claiborne and Walter R. Claiborne do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Flora E. Irvin as aforeside their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of April, 19 51

H. M. Claiborne

Walter R. Claiborne

MARBUT G. GASTON NOTARY PUBLIC DAVIDSON COUNTY

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 H. M. Claiborne and Walter R. Claiborne

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 11th day of April, 19 51

Commission expires January 12, 1953

Marbut G. Gaston
Notary Public

32894

WARRANTY DEED

FROM

H. M. Claiborne and

Walter R. Claiborne

TO

Flora E. Irvin as aforeside

Home Federal Savings

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for Record APR 12 1951
at 1:03 P.M. and recorded in Book 2150
Page 75
Recording Fee $ 2.00
JAMES K. WILSON, Register
By Dpt Reg.

Company

Insurance Co.



FORM 51 FOSTER & SHEPPARD CO., NASHVILLE

97