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For and in consideration of the sum of $ 1,250.00

One thousand two hundred fifty and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, The Citizen Home Development Company have bargained and sold, and by these presents do transfer and convey unto the said M. W. Day, an unmarried man, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 52 feet of lot No. 405 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 405 fronts 52 feet on theeasterly side of 18th Avenue North, formerly Line or Salem Street and runs back 271 feet, more or less, on the northerly line and 283 feet on the southerly line to an alley, measuring 52 feet thereon.

Being the same property conveyed to the Citizen Home Development Company by deed from Ned Ruffing, an unmarried man, of record in Book 1908, Page 1, Register's Office for said County.

The Citizen Home Development Company is a partnership composed of J. F. McClellan and M. G. Ferguson.

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

And we do covenant with the said M. W. Day 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, the said Citizen Home Development Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said M. W. Day, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of July, 1951.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna M. Ferguson, a Notary Public in and for said County and State, the within named J. F. McClellan and M. G. Ferguson, sole partners of the Citizens Home Development Company the bargainor, 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 30th day of July, 1951.

Commission expires 10/15/52

Edna M. Ferguson
Notary Public

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
AUG 2 1951
at 11:40 A.M.
JAMES C. DOUGLASS, Register
By [illegible]

WARRANTY DEED

FROM
The Citizen Home Development Co

TO
M. W. Day, Unmarried

44211

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