For and in consideration of the sum of Five ($5.00) **DOLLARS**

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Lucile Allison Cortner, a widow **have bargained and sold, and by these presents do transfer and convey unto the said** Harriett Douglas Nichols her **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 Lots Nos. 21 and 22 in W. C. Thuss' Addition to Nashville, being a subdivision of part of the Cumberland Nurseries, a plan of which is recorded in Book 332, page 67, of the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the south side of Valeria Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to M. A. Cortner and wife, Lucile Allison Cortner, by deed from M. H. Charlton and wife, Willie E. Charlton, of record in Book 554, page 40, Register's Office for Davidson County, Tennessee and by deed from Bransford Realty Company of record in Book 636, page 303, Register's Office for Davidson County, Tennessee.

The said M. A. Cortner having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harriett Douglas Nichols her **heirs and assigns, forever.**

And I **do covenant with the said** Harriett Douglas Nichols **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Lucile Allison Cortner, a widow **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harriett Douglas Nichols her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 26 **day of** January **, 195**[illegible]

Lucile Allison Cortner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom **, a Notary Public in and for said County and State, the within named** Lucila Allison Cortner, a widow **the bargainor, with whom I am personally acquainted, and who acknowledged that** she **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 26 **day of** January **, 195**[illegible]

Commission expires 1/17/56

Ethelyne Tatom
Notary Public

The Guaranty Title Co.

WARRANTY DEED

FROM Lucile Allison Cortner, a widow

TO Harriett Douglas Nichols

53841

7500.00

L-524