For and in consideration of the sum of Eight Hundred & 00/100 - - - - - - -

- - - - - - - - - - - - - - - - - - ($800.00)------ DOLLARS

cash in hand paid by James T. Gardner and wife Mildred A. Gardner, the receipt of which is hereby acknowledged, I, Grace Dawson, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said James T. Gardner and wife Mildred A. Gardner, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 169 on the plan of Inglewood Lots of record in Book 332, page 101, of the Register's Office of Davidson County, Tennessee. Said Lot No. 169 fronts 100 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a deadline, measuring 100 feet on said deadline, and being one of the lots conveyed to Grace Dawson by the Howard Avenue Company, by deed of record in Book 2044, page 515, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Gardner and wife Mildred A. Gardner, their heirs and assigns, forever.

And I do covenant with the said James T. Gardner and wife Mildred A. Gardner 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Gardner and wife Mildred A. Gardner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of May, 1952

Grace Dawson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eunice J. Pearson, a Notary Public in and for said County and State, the within named Grace Dawson,

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 1st day of May, 1952.

Commission expires October 1, 1955.

Eunice J. Pearson
Notary Public

WARRANTY DEED
FROM
Grace Dawson
67235
TO
James T. Gardner and wife
Mildred A. Gardner.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record the 14th day of MAY 1952 at 1:13 P.M.
Recorded in Book 2078 Page 200
Recording Fee $
JAMES H. ...
By ...