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

Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid principal balance of a mortgage executed by J. Edwin O'Brien and wife, Ola Marie O'Brien, to W. H. Haynes, Trustee, of record in Book 2076, Page 615, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

J. EDWIN O'BRIEN and wife, OLA MARIE O'BRIEN

have bargained and sold, and by these presents do transfer and convey unto the said T. G. Tillman and wife, Rachel Corinne Tillman

their 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 part of lot No. 1 on the First Plan of Davidson Academy lots, not of record, described according to a copy of a survey thereof made October 15, 1936, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the south margin of Broad Street 65 feet 8½ inches west of the true property line at the southwest corner of Broad Street and 2nd Avenue South as shown by said survey; thence with the south margin of Broad Street westwardly 20 feet 11 inches; thence southwardly 147 feet to a point; thence eastwardly parallel to Broad Street 20 feet 11 inches to a point; thence northwardly parallel to the first line 147 feet to the point of beginning.

Being the same property conveyed to Edwin O'Brien by deed from Nashville Trust Company, Trustee, et al, of record in book 1018, page 447, and to J. Edwin O'Brien by deed from Mrs. Georgie E. O'Brien of record in Book 1303, page 166, Register's Office for said County.

Edwin O'Brien and J. Edwin O'Brien being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. G. Tillman and wife, Rachel Corinne Tillman their heirs and assigns, forever.

And we do covenant with the said T. G. Tillman and wife, Rachel Corinne Tillman 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 appears of record.

And we, J. Edwin O'Brien and wife, Ola Marie O'Brien do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. G. Tillman and wife, Rachel Corinne Tillman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of July, 1952.

J. Edwin O'Brien

Ola Marie O'Brien

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named J. Edwin O'Brien and wife, Ola Marie O'Brien

the bargainors, 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 16th day of July, 1952.

O. G. Jones
O. G. Jones, Notary Public

Commission expires July 6, 1955

WARRANTY DEED

FROM

J. EDWIN O'BRIEN AND WIFE,
OLA MARIE O'BRIEN

TO

T. G. TILLMAN AND WIFE,
RACHEL CORINNE TILLMAN

2850

