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, Esther E. Garner, a widow have bargained and sold, and by these presents do transfer and convey unto the said John W. Estes, Sr. and wife, Virginia R. Estes 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 Lot No. 44 on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet and 6 inches on the westerly side of Manchester Avenue or Beaumont Place and runs back between parallel lines, the north line measuring 135 feet and the south line measuring 116 feet to an alley on which it measures 55 feet.

Being the same property conveyed to A. W. Garner and wife, Esther E. Garner (the said A. W. Garner having since deceased) by deed from Ruth Almeda Rowland Masey and husband, James M. Masey, of record in Book 1883, page 579, 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 John W. Estes, Sr. and wife, Virginia R. Estes their heirs and assigns, forever.

And I do covenant with the said John W. Estes, Sr. and wife, Virginia R. Estes 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., except by taxes for the year 1952 which have been pro-rated and assumed by the Grantee.

And I, Esther E. Garner, 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 John W. Estes, Sr. and wife, Virginia R. Estes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of August, 1952.

Esther E Garner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Esther E. Garner, 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 25th day of August, 1952.

Commission expires 1/17/56

Ethelyne Tatom
Notary Public



WARRANTY DEED

76418 FROM

ESTHER E. GARNER, A WIDOW

TO

JOHN W. ESTES, SR. AND WIFE, VIRGINIA R. ESTES

TURRENTINE REALTY CO.

NASHVILLE, TENNESSEE