For and in consideration of the sum of Four Thousand Seven Hundred Eight;-Six 66/100 ($4,786.66) DOLLARS cash, in hand to us paid by Vernon W. Gerth and wife Eunice W. Gerth, the receipt of which is hereby acknowledged, we, Albert L. Gerth, Jr. and wife Mildred Francis Gerth and Ruth P. Gerth,

have bargained and sold, and by these presents do transfer and convey unto the said Vernon W. Gerth and wife Eunice W. Gerth, their heirs and assigns, all our right, title and interests in and to heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 5 and 6 in the Subdivision of the Ruth H. Scott's heirs part of lot 26 in the Balch and Whiteside's Addition to Nashville, a Plan of which sub-division is of record in Minute Book 6, page 80, County Court for Davidson County, Tennessee.

Said lots front together 60 feet and 8 inches on the Easterly side of Third Avenue North, formerly College Street, and run back between parallel lines 144½ feet to a dead line, and being the same property conveyed to Annie Catherine Gerth from her husband William E. A. Gerth by deed dated October 30, 1935 and of record in Book 986, page 136, Register's Office for said County.

The said Annie Catherine Gerth has since died, a widow, and leaving surviving as her only heirs at law two sons, Albert L. Gerth and said Vernon W. Gerth. The said Albert L. Gerth has since died leaving surviving as his only next of kin and heirs at law, his widow, the undersigned Ruth P. Gerth, and one son, the undersigned Albert L. Gerth, Jr.; and it is the one half undivided interest which descended to Albert L. Gerth, Jr., together with the widow's ~~homestead and~~ dower interests therein, which is by this deed being conveyed to said Vernon W. Gerth and wife Eunice W. Gerth, their heirs and assigns.

the said interests in

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Vernon W. Gerth and wife Eunice W. Gerth, their heirs and assigns, forever.

And we do covenant with the said Vernon W. Gerth and wife Eunice W. Gerth that we are lawfully seized and possessed of said interest in said land in fee simple; have a good right to convey it, and the same is unencumbered, except by any unpaid taxes due the City of Nashville and Davidson County, Tennessee.

And we do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Vernon W. Gerth and Eunice W. Gerth, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of November, 19 52.

Albert L. Gerth, Jr.

Ruth P. Gerth

Mildred Francis Gerth

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. B. Stevens Jr., a Notary Public in and for said County and State, the within named, Albert L. Gerth, Jr. and wife Mildred Francis Gerth and Ruth P. Gerth,

the bargainor s 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 office, this 25th day of November, 19 52.

Commission expires June 6, 1954

R. B. Stevens
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record this 4 day of Dec. 1952 at 11:12 A.M.
and recorded in Book 2149 Page 423
Register

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM Albert L. Gerth, Jr. et ux et al

TO Vernon W. Gerth et ux

84580