For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,
we, J. B. Rucker and wife, Leoda Pearl Rucker

have bargained and sold, and by these presents do transfer and convey unto the said DANIEL W. CANNELL and wife, JEAN BLUM CANNELL, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being all of Lot No. 422 except a small triangular strip out of the southeast corner, and a triangular strip off the northwest corner of Lot No. 421, on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Harvard Avenue at the common corner of Lots Nos. 422 and 423; thence with the line between said lots easterly 249 feet to a point; thence southerly 48 feet to a point 2 feet north of the common corner of Lots 421 and 422; thence westerly 250 feet to a point in the easterly margin of Harvard Avenue 5 feet south of the common corner of Lots 421 and 422; thence with the margin of Harvard Avenue northerly 60 feet to the point of beginning.

Being the same property conveyed to J. B. Rucker by deed from Paul A. Adams and wife, of record in Book 1875, page 190, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel W. Cannell and wife, Jean Blum Cannell, their

heirs and assigns, forever.

And we do covenant with the said Daniel W. Cannell and wife, Jean Blum Cannell

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.

And we, J. B. Rucker and wife, Leoda Pearl Rucker

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Daniel W. Cannell and wife, Jean Blum Cannell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of January, 19 53.

J. B. Rucker

Leoda Pearl Rucker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, KENNETH KASEY, a Notary Public in and for said County and State, the within named J. B. Rucker and wife, Leoda Pearl Rucker

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 Nashville, Tennessee, this 24th day of January, 19 53.

Commission expires January 30, 1956

Kenneth Kasey
Notary Public

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2 CENTS DOLLARS 2

DOCUMENTARY
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1 CENT DOLLAR 1

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WARRANTY DEED

G-97837 dh FROM

J. B. Rucker ET UX

TO

DANIEL W. CANNELL JR ux