For and in consideration of the sum of $ 10.00

Ten & No/100 DOLLARS

cash in hand paid by Garnette P. Montgomery and wife, Merle Atkins Montgomery, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Albert Harris Caruthers and wife, Alma Smith Caruthers,

have bargained and sold, and by these presents do transfer and convey unto the said Garnette P. Montgomery and wife, Merle Atkins Montgomery,

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 the easterly 50 feet of lot No. 220 on the Map of Belmont Land Company's Plan of lots, called "Belmont Heights", as of record in book 421, page 34, Register's Office for said County.

Said part of lot No. 220 fronts 50 feet on the southerly side of Beechwood Avenue and runs back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Albert Harris Caruthers and wife, Alma Smith Caruthers, by deed from S.H. Walkup and wife, of record in book 1915, page 106, said Register's Office."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Garnette P. Montgomery and wife, Merle Atkins Montgomery, their heirs and assigns, forever.

And we do covenant with the said Garnette P. Montgomery and wife, Merle Atkins Montgomery 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 bal. of $8,427.92 of an original note in the amount of $9,250.00, secured by a Deed of Trust to Miller Kimbrough, recorded in Book 1926, page 295, R.O.D.C., Tenn., & 1953 taxes, both of which are assumed by purchasers.

And we, the said Albert Harris Caruthers and wife, Alma Smith Caruthers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Garnette P. Montgomery and wife, Merle Atkins Montgomery, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 21st day of February, 1953.

Albert Harris Caruthers

Alma Smith Caruthers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Medlin, a Notary Public in and for said County and State, the within named Albert Harris Caruthers and wife, Alma Smith Caruthers, 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 21st day of February, 1953.

Commission expires January 30, 1956

J. M. Medlin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM Albert Harris Caruthers et ux

91160

TO Garnette P. Montgomery et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of FEB 1953 at 9:10 o'clock A.M.
Noted in Book 79 Page 492
Recorded in Book Page
Recording Fee $ 1.00
JAMES P. WILSON, Register
By Rebecca Deed. Reg.

Published by TGT
TENNESSEE TITLE
NASHVILLE, TENN.

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia