For and in consideration of the sum of $ 10.00 (Ten) .....

..... DOLLARS

cash in hand paid the receipt of which is hereby acknowledged,

We, W. M. Thomas, Jr., and wife, Willie M. Thomas,

have bargained and sold, and by these presents do transfer and convey unto the said Samuel Garner and wife, Virginia Garner, 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 southerly 40 feet of Lots Nos. 7, 8 and 9 on the Map of the Subdivision of the West Part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said county, and being shown as Lot D on an unrecorded Map of a Resubdivision of Lots 7, 8 and 9, and described as follows:

Lot D: Beginning at the northeast corner of 24th Avenue North and the first alley south of Alameda Street; thence northerly and following said Avenue 40 feet to a point; thence in an easterly direction 150 feet to a point; thence southerly 40 feet to the northerly margin of said alley; thence westerly, following the margin of said alley, 150 feet to the beginning.

Being part of the property conveyed to W. M. Thomas, Jr., by deed from Cooper Cliffe and wife, of record in Book 2101, page 453, 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 Samuel Garner and wife, Virginia Garner, their heirs and assigns, forever.

And we do covenant with the said Samuel Garner and wife, Virginia Garner 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, W. M. Thomas, Jr., and wife, Willie M. Thomas do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel Garner and wife, Virginia Garner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of August, 1953.

W. M. Thomas, Jr.
Willie M. Thomas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named W. M. Thomas, Jr., and wife, Willie M. Thomas

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 21st day of August, 1953.

Commission expires October 16, 1954

Benton B. Hare
Notary Public

WARRANTY DEED

FROM W. M. Thomas, Jr., et ux

TO Samuel Garner and wife, Virginia Garner

108573

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 27 1953
at 1:04 o'clock P.M.
Noted in Book 1070 Page 676
Recorded in Book
Recording Fee 2.00
JAMES P. [illegible] Register
By [illegible]