For and in consideration of the sum of $ Five ($5.00) and no/100- DOLLARS

Paid in cash by Charles E. Eakin and wife, Emma Eakin, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

We, J. M. Rudd and wife, Maude Best Rudd,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Eakin and wife, Emma Eakin, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 55 on the Map of M. N. Young's Park View Subdivision, as of record in Book 547, page 173, Register's Office for said County.

Said Lot No. 55 fronts 100 feet on the south side of Glenwood Avenue and runs back between lines, 174 feet on the west line and 176.5 feet on the east line to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to J. M. Rudd and wife, Maude Best Rudd, by deed from C. Richard Benz and wife, of record in Book 1110, page 32, 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 Charles E. Eakin and wife, Emma Eakin, their - heirs and assigns, forever.

And we do covenant with the said Charles E. Eakin and wife, Emma Eakin, 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. M. Rudd and wife, Maude Best Rudd, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Eakin and wife, Emma Eakin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of April, 1954.

J M Rudd

Maude Best Rudd.

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, C R Benz, a Notary Public in and for said County and State, the within named J. M. Rudd and wife, Maude Best Rudd, 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 26th day of April, 1954.

Commission expires July 7, 1954

C R Benz
Notary Public

12652

WARRANTY DEED

FROM

J. M. Rudd et ux.

TO

Charles E. Eakin et ux.

Kimbrough Phillips

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 28 day of APR A. 1954 at 11:46 o'clock A. M.
Noted in Book 81 Page 803
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By T. B. Wilson

COMPANY