WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),
and other good and valuable considerations, cash in hand paid by Wilson Moore Graves and wife, Sarah H. Graves, the receipt of all of which is hereby acknowledged.

We, Charles Rodgers Padgett and wife, Bessie Mae Padgett

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Wilson Moore Graves and wife, Sarah H. Graves

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 50, 51, 52 and 53 and part of an abandoned alley lying in the rear of said Lot No. 53 on the Plan of Aldrich Bros. & Myers Subdivision of Part of Lot No. 9, Rains Place, as of record in Book 161, page 44, Register's Office for said County, and described according to a survey made April 14, 1954, by A. P. Connell, Surveyor, and described as follows:

Beginning at a point in the easterly margin of Byrum Avenue 411 feet 9 inches south of the south margin of Wingrove Avenue; thence easterly 224 feet 9 inches to the west margin of Cumberland Park Property in the east line of an abandoned alley; thence with the line of said Park property southerly 50 feet 1 inch to the northeast corner of the property conveyed to Charles H. King and wife, of record in Book 1097, page 243, Register's Office for said County; thence with King's north line westerly 220 feet 6 inches to the east margin of Byrum Avenue; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to Charles Rodgers Padgett and wife, Bessie Mae Padgett, by deed from Vera Kathryn Grammer, unmarried, of record in Book 808, page 34, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, with exception of 1954 State and County Taxes which are prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 3rd day of June, 1954.

Charles Rodgers Padgett

Bessie Mae Padgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Phillip E. Cole, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Rodgers Padgett and wife, Bessie Mae Padgett

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, the 3rd day of June, 1954.

Phillip E. Cole
Notary Public

My commission expires:
July 24, 1957

WARRANTY DEED
From 21378
Charles Rodgers Padgett, et ux.
To
Wilson Moore Graves, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 4 1954
Recorded in Book
Recording Fee $2.00

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE