For and in consideration of the sum of $ 12,000.00 - - - - - - - - - - - - - - - - - - - -
[illegible] THOUSAND & NO/100 - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by J. D. Roberts and wife, Ida Mae Roberts, the receipt of which is hereby acknowledged, we, James E. Hart and wife, Ruth N. Hart, - - - - - -
have bargained and sold, and by these presents do transfer and convey unto the said J. D. Roberts and wife, Ida Mae Roberts, 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. 8 on the Plan of Oakland Acres Subdivision, Part 1, as of record in Book 1424, page 55, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the southerly side of Due West Avenue and runs back 349 feet on the westerly line and 351 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to James E. Hart and wife, Ruth N. Hart, by deed from J. Austin DeMonbreun and wife, of record in Book 1712, page 87, Register's Office for said County.

(Taxes for the current year have been prorated and will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. D. Roberts and wife, Ida Mae Roberts, their heirs and assigns, forever.

And we do covenant with the said J. D. Roberts and wife, Ida Roberts, 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, James E. Hart and wife, Ruth N. Hart, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. D. Roberts and wife, Ida Mae Roberts, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of August 1954.

James E Hart
Ruth N. Hart

STATE OF KENTUCKY
[redacted]
Campbell County

Personally appeared before me, Joseph E [illegible], a Notary Public in and for said County and State, the within named James E. Hart and wife, Ruth N. Hart,

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 Fort Thomas, Kentucky, this 20th day of August, 1954.

Commission expires December 11, 1954
Joseph E [illegible]

Campbell Co.

WARRANTY DEED
FROM
TO

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY