BK 2300

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Two Hundred ($200.00) ----------
----------and no/100--------DOLLARS

Cash in hand paid to us by Buford E. Harding and wife, Lucy Harding the receipt of which is hereby acknowledged and for other good and valuable consideration.

We, Wynona Harding and Elease Birden have bargained and sold, and by these presents do transfer and convey unto the said Buford E. Harding and wife, Lucy Harding their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 73 on the paln of W. J. Myers' Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for said County.

Said Lot 73 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Charlie Birden and wife, Mattie Birden by deed from B. R. Kennedy and wife, of record in Book 836, page 138, said Register's Office. (We, Wynona Harding and Elease Birden acquired title to this property as the only heirs of our deceased parents, Charlie Birden and Mattie Birden).

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buford E. Harding and wife, Lucy Harding their heirs and assigns, forever.

And we do covenant with the said Buford E. Harding and wife, Lucy Harding that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, Wynona Harding and Elease Birden do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Buford E. Harding and wife, Lucy Harding heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of Sept., 19 54

Wynona Harding x Elease Birden

John E. Harding

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs Mary Ferrell, a Notary Public in and for said County and State, the within named Wynona Harding and John E. Harding

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 office, this 20 day of Sept., 19 54

Commission expires My Commission Expires July 22, 1958

Mrs Mary Ferrell
Notary Public

PG 167