For and in consideration of the sum of $ - - - - - $10.00 - - - - - - - - - - -

- - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Charles W. Webster and wife, Betty Ruth Webster, the receipt of all of which is hereby acknowledged.

We, C. J. Sain and wife, Celestine Sain have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Webster and wife, Betty Ruth Webster 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 lot No. 22 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County, described as follows: Beginning on the northeasterly margin of Dellrose Avenue at the corner of lots Nos. 21 and 22; thence with said Avenue, northwestwardly 103 feet to the corner of lots Nos. 22 and 23; thence with the line between said two lots, northeastwardly 160.4 feet to the westerly line of Donelson Meadwws, Section 1, as of record in book 1835, page 35, said Register's Office; thence with said line, south 2° 05' west 21.3 feet to the northwest corner of lot No. 20; thence with the line between lots Nos. 20 and 22 southeastwardly 84.3 feet to the corner of lots Nos. 21 and 22; thence with the line between said two lots, southwestwardly 152.8 feet to the beginning.
Being part of the property conveyed to C. J. Sain by deed from Herbert N. Jordan, Trustee, et al, of record in book 2284, page 129, 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 W. Webster and wife, Betty Ruth Webster their heirs and assigns, forever.

And we do covenant with the said Charles W. Webster and wife, Betty Ruth Webster 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, with exception of 1955 Taxes which are prorated and assumed by the Grantees.
And we, C. J. Sain and wife, Celestine Sain 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 W. Webster and wife, Betty Ruth Webster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of March ~~February~~, 1955.

C. J. Sain (signature)
C. J. Sain

Celestine Sain (signature)
Celestine Sain

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Hubert G. Peeler, a Notary Public in and for said County and State, the within named C. J. Sain and wife, Celestine Sain

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 16 day of March ~~February~~, 1955.

Commission expires July 22, 1958

Hubert G. Peeler (signature)
Notary Public



WARRANTY DEED
FROM
C. J. Sain, et ux.
50435
TO
Charles W. Webster, et ux.