WARRANTY DEED G-4998 NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN ***

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by David F. Gower of the principal balance now due on a certain note, dated February 7, 1956, in the original principal sum of $8,000.00, secured by a deed of trust executed by Stacey M. Dobbs and wife, Christina I. Dobbs, to Louis R. Linx, Trustee, of record in Book 2505, page 267, said Register's Office for Davidson County, Tennessee,

CHRISTINA I. DOBBS, joined by her husband, STACEY M. DOBBS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID F. GOWER, ***

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:

Being Lot No. 11 in the House and Simonton's Subdivision of Lots Nos. 1 to 16 in Stratton and Seymour's Addition to East Nashville, a plan of which subdivision is of record in Book 57, page 137, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the northerly side of Mansfield Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Sarah A. Irwin by deed from Mrs. Leo. F. Hager, of record in Book 462, page 596, said Register's Office. The said Sarah A. Irwin died August 12, 1948, a widow and intestate, leaving the grantor herein, Christina I. Dobbs, as her only child and heir at law.

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., except as above.

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 12th day of March, 1956.

Stacey M. Dobbs

Christina I. Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V. Mitt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Christina I. Dobbs and husband, Stacey M. Dobbs, 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 12th day of March, 1956.

Margaret V. Mitt
Notary Public

My Commission expires July 15, 1956

WARRANTY DEED
MCB&P
From
CHRISTINA I. DOBBS ET VIR
To
DAVID F. GOWER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of MAR A.D. 1956 at 3:40 o'clock P.M.
Noted in Book 2505 Page 267
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegal] Dpt. Reg.

[redacted] COMPANY
[redacted] TENNESSEE

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P
Mary Smith Lee
323 2nd Ave