WARRANTY DEED

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

- - - - - - TEN & 00/100 - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by T. W. Hales, and for other good and valuable consideration, the receipt of which is hereby acknowledged,

We, C. C. Talley and wife, Pessie D. Talley,

have bargained and sold, and by these presents do transfer and convey unto the said T. W. Hales,

his **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. 71 and the easterly 9 feet of lot No. 72 on the plan of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 50, page 117, Register's Office for said County, and Plan Book 1, page 55, Chancery Court at Nashville.

Said lot No. 71 and the easterly part of lot No. 72 front together 59 feet on the northerly side of Humphreys Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to C. C. Talley by deed from A. J. Reed and wife, dated August 31, 1953, filed September 3, 1953, and recorded in Book 3195, page 605, 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 T. W. Hales, his **heirs and assigns, forever.**

And we **do covenant with the said** T. W. Hales **that** we **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except for 1956 taxes which have been pro-rated and assumed by the grantee.

And we, C. C. Talley and wife, Bessie D. Talley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** T. W. Hales his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands** **this** 24th **day of** April **, 19**56

C C Talley

Bessie D. Talley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise B. Locke **, a Notary Public in and for said County and State, the within named** C. C. Talley et ux, Bessie D. Talley **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 office, this 24th **day of** April **, 19**56

Commission expires January 2?, 1957

Louise B. Locke
Notary Public