WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and no/100 DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, H. M. Pentecost, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Janie Nesbitt, Trustee, for herself and her three minor children, Herberlone Nesbitt, Latrelle Nesbitt, Willie Theresa Nesbitt, in equal shares, with full power of disposition and upon her absolute discretion to sell and convey said property and any subsequent purchaser will not be charged with determining the proceeds of such sale and the Trustee may in her discretion invest and reinvest the proceeds of such sale, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows to wit:

Being Lot No. 132 and the northerly 40 feet of Lot No. 133 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bouley Tract as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of 24th. Avenue North and run back between parallel lines 150 feet to an alley.

in such manner as she deems proper, proceeds of any sale made thereunder.

Being the same property conveyed to H. M. Pentecost, by deed from Henry H. Milam and wife, of record in Book 1431, page 399 and by deed from Pauline Pentecost of record in Book 1581, page 607, Register's Office of Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janie Nesbitt, Trustee her heirs and assigns, forever.

And I do covenant with the said Janie Nesbitt, Trustee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, H. M. Pentecost, Unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Janie Nesbitt, Trustee her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of May, 19 56

H M Pentecost

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named H. M. Pentecost, Unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th. day of May, 19 56

Jan. 29, 1959

Thelma Neal
Notary Public