WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ------Ten dollars and no/100- - - - - - - - - - - -
Cash, and other good and valuable considerations DOLLARS ($ 10.00),
Cash in hand paid by, ~~Wm C~~ Esther Moore Bowen, receipt of which is hereby acknowledged, and assume the unpaid balances of two Deed of Trust, one in the original amount of $4,000.00 dated October 28, 1950, as of record in Book 1900, page 573, R. O. D. C. Tenn., another in the original amount of $1,600.00 dated October 28, 1950, being fully described in Deed of Trust as of record in Book 1902, page 249, R. O. D. C. Tennessee.

We, Emmett Thomas and wife, Clara Thomas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Esther Moore Bowen, for her sole and separate use, free from the contracts, debts, liabilities, and martial rights of her present or any future husband.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville State of Tennessee, described as follows: being lot No. 307 on the plan of J. M., T. J., and G. W. Harding's Subdivision, as of record in Book 21, page 80 Register's Office for Davidson County, Tennessee.

Said lot No. 307 fronts 50 feet on the easterly side of 22nd. Ave. North, formerly Alamo Street, and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Emmett Thomas and wife, Clara Thomas, by deed from Clarence Preston and wife, Bertha P. Preston of record in Book 1909 page 173, 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 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.

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 10th. day of OCTOBER, 1956.

Emmett Thomas
Clara Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marbut G. Gaston, a Notary Public in and for the State and County aforesaid, personally appeared the within named Emmett Thomas and wife, Clara Thomas

the bar(gainor)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 10th. day of OCTOBER, 1956.

Marbut G. Gaston
Notary Public

My commission expires: January 23, 1957

WARRANTY DEED
From Emmett Thomas and wife,
Clara Thomas
To
Esther Moore Bowen
FILE: GASTON REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of OCT A.D. 1956 at 12:11 o'clock P.M.
Noted in Book 17 Page 33
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

[redacted]