WARRANTY DEED

For and in consideration of the sum of ($10.00)

Ten and No/100 - - - - - - - - - - DOLLARS
CASH IN HAND paid by EDWARD W. BRACEY, SR. and wife, Mary LOUISE BRACEY, EDWARD W. BRACEY, JR. and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged; grantees herin assume and agree to pay one note in the principal ballance of $6230.02, of record in Book 2377, page 19, Register's Office Davidson County, Tennessee.
We, Daniel L. Blackwelder and wife, Estelle Blackwelder,

have bargained and sold, and by these presents do transfer and convey unto the said Edward W. Bracey, Sr. and wife Mary Louise Bracey, and Edward W. Bracey, Jr. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 28 in Johnson Bransford's Subdivison of Parts of Lots 4 and 5, Brownsville, called Beaumont Place, a Plan of which subdivision is of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50½ feet on the easterly side of Manchester Avenue, and runs back on the south line 167 feet 3 inches, and on the north line 168 feet 8 inches, to an alley, and measures 50 feet 2 inches on said alley.

Being the same property conveyed to Daniel L. Blackwelder and wife, Estelle Blackwelder, by deed from Mallernee Rerlty Company, Inc., of record in Book 2342, Page 45, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward W. Bracey, Sr., and wife Mary Louise Bracey, Edward W. Bracey, Jr. their heirs and assigns, forever.

And We do covenant with the said Edward W. Bracey, Sr. wife Mary Louise Bracey and Edward W. Bracey, Jr. 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. Except as appears of record.

And We, Daniel L. Blackwelder and wife Estelle Blackwelder, do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward W. Bracey, Sr. and wife Mary Louise Bracey, Edward W. Bracey, Jr. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of December, 19 56

Daniel L. Blackwelder

Estelle Blackwelder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert F. Hornbuckle, a Notary Public in and for said County and State, the within named Daniel L. Blackwelder and Estelle Blackwelder

the bargainor, 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 22nd day of December, 19 56

Commission expires May 19, 1958

Robert F. Hornbuckle
Notary Public