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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $5.00 ----------

Five and No/100 ---------- DOLLARS

to us cash in hand paid by Melvin Sharpe and William Sharpe, sons of grantor Will M. Sharpe, receipt of which is hereby acknowledged, and other good and valuable considerations, We, Will M. Sharpe and wife, Janie N. Sharpe

have bargained and sold, and by these presents do transfer and convey unto the said Melvin Sharpe and William Sharpe, their heirs and assigns, except as hereinafter set out, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee being the northerly 89.5 feet of lot No. 9 on the Map of McGavock's Plan of lots, as of record in Book 21, page 23, Register's Office for said County, and being more particularly described as follows: Beginning at an iron pin in the southerly margin of Scovel Street, said iron pin being located No. 70 degrees E. 200 feet from the easterly margin of 10th Avenue North, and being the common lot corner 9 and 10 on the above mentioned plan, running thence with the southerly margin of Scovel Street, No. 70 degrees E. 50 feet to an iron pin, said pin being the common corner of lots Nos. 8 and 9, running thence with lots line 8 and 9, So. 20 degrees E. 89.5 feet to an iron pin, thence So. 70 degrees W. 50 feet to an iron pin in the common Lot line 9 and 10, thence with lot line 9 and 10, No. 20 degrees W. 89.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, April 8, 1950.

Being the same property conveyed to said Will M. Sharpe and wife, Janie N. Sharpe, by deed from Ruby L. Vineyard, of record in Book 1972, Page 74, Register's Office for said County.

However, the said grantors, Will M. Sharpe and wife, Janie N. Sharpe, expressly reserve unto themselves a life estate in said above described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime.

This conveyance is made subject to the easement and conditions as to water supply set out in our aforesaid deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin Sharpe and William Sharpe, their heirs and assigns, forever, except as to the reservations set out above.

And We do covenant with the said Melvin Sharpe and William Sharpe 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.

And We, Will M. Sharpe and wife, Janie N. Sharpe do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Melvin Sharpe and William Sharpe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 14th day of July, 1958.

Will M. Sharpe

Janie N. Sharpe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Will M. Sharpe and wife, Janie N. Sharpe

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 14th day of July, 1958.

Commission expires June 2, 1958

_____
Notary Public

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