For and in consideration of the sum of $- - - - - - $10.00 - - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - - DOLLARS - - - - - - - - - - - - - - - - and other good and valuable considerations, cash in hand paid by Pauline Wilkerson Flatt, for her sole and separate estate, free from the debts and contracts of her present or any future husband, with full power to sell, mortgage or convey as though she were a femme sole, the receipt of all of which is hereby acknowledged.

We, James M. Pratt and wife, Anna Lou Pratt have bargained and sold, and by these presents do transfer and convey unto the said Pauline Wilkerson Flatt, for her sole and separate estate, free from the debts and contracts of her present or any future husband, with full power to sell, mortgage or convey as though she were a femme sole, her 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. 37 and the east 40½ feet of Lot No. 38, Block B, on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 102 feet on the south side of Dupont Avenue, and run back between lines, 165 feet on the west line of part of Lot No. 38 and 165½ feet on the east line of Lot No. 37, along the west margin of Bixler Avenue, to a dead line in the rear on which they measure 89.5 feet.

Being the same property conveyed to James M. Pratt and wife, Anna Lou Pratt, by deed from Delmar W. Baxter and wife, as of record in Book 1115, page 601, 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 Pauline Wilkerson Flatt, the aforesaid her heirs and assigns, forever.

And we do covenant with the said Pauline Wilkerson Flatt, the aforesaid 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, with exception of 1953 Taxes which are prorated and assumed by the Grantee herein.

And we, James M. Pratt and wife, Anna Lou Pratt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Pauline Wilkerson Flatt, the aforesaid her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of September, 19 58

James M. Pratt

Anna Lou Pratt

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named James M. Pratt and wife, Anna Lou Pratt 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 Nashville, Tennessee, this 11th day of September, 19 58

Commission expires May 16, 1961

Notary Public

File: Mid-South Mortgage Corporation

Warranty Deed

FROM James M. Pratt, et ux

TO Pauline Wilkerson Flatt, sole and separate estate

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Noted in Book 91 Page 126

Recording Fee $2.05

JAMES P. WILSON, Register

Published by COMPANY