For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - -
Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Julius Doochin and wife, Sonia A. Doochin, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Joseph J. Lutin and wife, Ethel W. Lutin,
have bargained and sold, and by these presents do transfer and convey unto the said
Julius Doochin and wife, Sonia A. Doochin,
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. 54 on the Map of W. R. Wilson's Tract, West Nashville, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet, more or less, on the easterly side of Willie Street (now called 37th Avenue, North), and runs back between parallel lines 130 feet to an alley.

Being part of the same property conveyed to Joseph J. Lutin and wife, Ethel W. Lutin, by deed from Herschel Eaton and wife, Edna Mae Eaton, of record in Book 2876, page 619, 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 Julius Doochin and wife, Sonia A. Doochin, their heirs and assigns, forever.

And we do covenant with the said Julius Doochin and wife, Sonia A. Doochin 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, Joseph J. Lutin and wife, Ethel W. Lutin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Julius Doochin and wife, Sonia A. Doochin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of August, 19 59.

Joseph J. Lutin

Ethel W. Lutin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named Joseph J. Lutin and wife, Ethel W. Lutin,

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 Nashville, Tennessee, this 29th day of August, 19 59.

Commission expires July 28, 1962.

Morris Levine
Notary Public

52425

Warranty Deed

FROM JOSEPH J. LUTIN and wife,

ETHEL W. LUTIN,

TO JULIUS DOOCHIN and wife,

SONIA A. DOOCHIN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of SEP. A.D. 1959 at 1:47 P.M. and recorded in Book 1941 Page 353
Register

Prepared by JAMES R. WILSON, Attorney
Nashville, Tennessee

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE