BK 3130

WARRANTY DEED

For and in consideration of the sum of $10.00

- - - - - - - - - - - -TEN and NO/100- - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by William H. Pruitt and wife Irene Pruitt, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Theodore Lewis, as agent and individually
have bargained and sold, and by these presents do transfer and convey unto the said
William H. Pruitt and wife, Irene Pruitt, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 35 feet on the westerly side of Lewis Street, and runs back, between parallel lines, 165 feet to an alley.

Being the same real property conveyed to Theodore Lewis, Agent, by deed from Henry A. Austin and Clarence C. Austin and wife, dated September 25, 1959, filed October 1, 1959, and recorded in Book 2962, page 471, 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 William H. Pruitt and wife, Irene Pruitt, their
heirs and assigns, forever.

And I *do covenant with the said* William H. Pruitt and wife, Irene Pruitt
that I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Theodore Lewis, as agent and individually
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Pruitt and wife, Irene Pruitt, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand, this* 7th *day of* September, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theodore Lewis, Agent
Theodore Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thos. O. H. Smith, *a Notary Public in and for said County and State,* Theodore Lewis, Agent and Theodore Lewis, individually

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the public instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7th *day of* September, *19* 60.

Thos. O. H. Smith *Notary Public*

Commission expires 4-22-63

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