WARRANTY DEED

For and in consideration of the sum of Ten and - - - - - - - - 00/100 DOLLARS ($ 10.00),

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, we, the undersigned, being all the heirs of Margaret Pratt Cobb, deceased,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. C. Harbison and wife, Helen L. Harbison, their

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 178 on the map of the Richland Realty Company's Second Subdivision, Division "B" as of record in book 332, page 92, Register's Office for said County.
Said Lot No. 178 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.
Being the same property conveyed to Samuel V. Cobb and wife, Margaret Pratt Cobb, by deed from Charles F. Scott and wife, dated June 30, 1958, and recorded in book 2795, page 631, Registers Office for Davidson County, Tennessee, the said Samuel V. Cobb having since died leaving Margaret Pratt Cobb, who has since died intestate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except mortgage balance of record in book 2816, page 299.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this the 22 day of May, 19 61

Cynthia Lucille Young
Frank K. Pratt
Anna Laura Matthews
Lera Pauline Curtis
Thos. H. Pratt
Samuel V. Cobb, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Melvin Dipps a Notary Public in and for the State and County aforesaid, personally appeared the within named Samuel V. Cobb, Jr., Anna L. Pratt, Martha Cynthia Young, Anna Laura Matthews, Lera Pauline Curtis, Frank K. Pratt, Thos. H. Pratt, Jr., and Harold W. Pratt, 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, the 22 day of May, 19 61

My commission expires Jan. 22, 1964

Notary Public