WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - TEN AND NO/100 - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Warren M. Larson and wife, Willie Jackson Larson

have bargained and sold, and by these presents do transfer and convey unto the said Samuel F. Garrett and wife, Thelma Mae Garrett, 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. 9 of Block B on the Map of Broadmoor Subdivision, of record in Book 547, pages 161 and 162, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the north side of Maplewood Avenue and runs back between parallel lines, 150 feet, along the east margin of Redwood Street, as presently located, to a dead line in the rear.

Being the same real property conveyed to Warren M. Larson and wife, Willie Jackson Larson, by deed from Thomas R. McGinnis and wife, dated February 10, 1951, filed February 13, 1951, and recorded in book 1940, page 590, said Register's Office.

This conveyance is made subject to easement for right-of-way of a drainage ditch across premises granted Davidson County, by Warren M. Larson, as set out in instrument of record in book 2241, page 169, 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 Samuel F. Garrett and wife, Thelma Mae Garrett, their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel F. Garrett and wife, Thelma Mae Garrett *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.*, except for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Warren M. Larson and wife, Willie Jackson Larson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel F. Garrett and wife, Thelma Mae Garrett, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 2nd *day of* August, *19* 61. ~~each~~ ~~a separate copy of one having caused the same to be signed hereto by its duly authorized officers on said day and date.~~

Warren M. Larson

Willie Jackson Larson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Warren M. Larson and Willie Jackson Larson, *the within named 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* 2nd *day of* August, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.