WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - Ten And No/100 ($10.00) - - - -
- DOLLARS
and other good and valuable considerations, including the release by Carrie Ethel Stewart of all of her marital rights in and to the property of Arthur Stewart, deceased, and $650.00 in cash, the receipt of all of which is hereby acknowledged, we, Reginald Stewart and Edward Stewart,

______ have bargained and sold, and by these presents do transfer and convey unto the said Carrie Ethel Stewart,

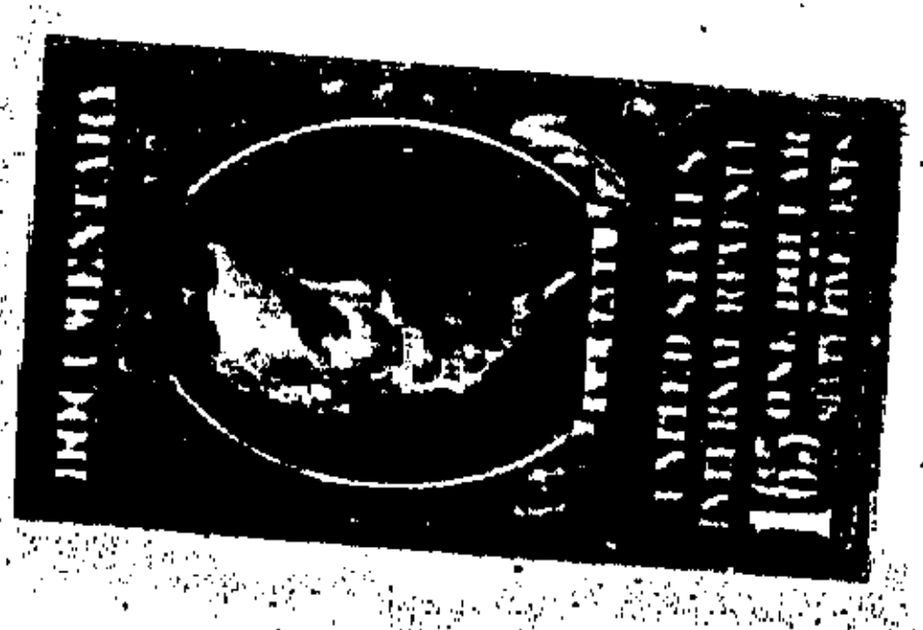
her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 19, 20 and 21 in Springhead Subdivision of Davidson County, Tennessee, as shown by plan of record in Book 57, page 99, R.O.D.C., Tennessee.

Said lots 19, 20 and 21 front together 125 feet on the south side of Springhead Street and extend back between parallel lines, which are at right angles withsaid street, 160 feet, more or less, to a 20 foot alley.

And being the same property conveyed to Eliza Stewart by two deeds: one from Betty C. Howell and husband, by deed of record in Book 245, page 85, R.O.D.C., Tennessee, conveying lots 20 and 21, and a quit-claim deed from R. D. Ringo, et ux, to Eliza Stewart, of record in Book 268, page 209, R.O.D.C., Tennessee.

The said Eliza Stewart died intestate in Davidson County, Tennessee, in 1943, leaving as her only surviving heir-at-law, her son, Arthur Stewart, who lived in and occupied as his said home until his death on April 5, 1959, leaving surviving him the parties to this instrument as his only heirs-at-law.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carrie Ethel Stewart, her heirs and assigns, forever.

And we do covenant with the said Carrie Ethel Stewart, 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 taxes which are assumed.

And we, Reginald Stewart and Edward Stewart, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carrie Ethel Stewart, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this FIRST day of May, 1959

Witness: G. G. Byrd — Edward Stewart

C H Rutherford, J — Reginald Stewart