For and in consideration of the sum of Twenty One Thousand Two Hundred and Fifty Dollars ($21,250.00) cash in hand paid by Ash-McNeil Welding Supply Company, a partnership hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Henry D. Richardson, Jr., Thelma Richardson, an unmarried woman and Thelma Richardson as guardian for Harold Richardson, Melvin L. Richardson, Moses E. Richardson and Neal C. Richardson (pursuant to a decree of record in Minute Book 179, page 318, in the cause of Thelma M. Richardson, et al vs. Harold Richardson, et al, Rule No. 45016 County Court for Davidson County, Tennessee,) herein referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being parts of lots nos. 342, 343 and 344 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, and in Plan Book 1, page 15, Chancery Court for said County, and described as follows:
> Beginning at a point on the westerly side of 12th Avenue South, formerly McNairy Street, 87 feet 6 inches northerly from the northwest corner of Pine Street, and said 12th Avenue South; and running thence northerly, with the westerly side of said 12th Avenue South, 87 feet 6 inches to an alley; thence westerly, with the southerly margin of said alley, 141 feet to a 9-foot private alley set apart for the use of this lot and the lot immediately south of it, by deed to Annie Simmons Allen from Wm. Simmons and wife, of record in Book 174 page 255, Register's Office for said County; thence southerly, with the easterly margin of said private alley, 87 feet 6 inches to a point 87 feet 6 inches northerly from Pine Street; and thence easterly 141 feet to the beginning.
> Being the same real property conveyed to Dr. Henry D. Richardson by deed from Allen Dobson and wife, dated August 1, 1940, filed August 5, 1940, and recorded in Book 1139, page 335, Register's Office for said County, the said Dr. Henry D. Richardson having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural,