WARRANTY DEED

MAP 104-14
P/O PAR. 123
7.04 20.75 MS

WHEREAS, certain properties generally described as 2812 Westwood Avenue, Nashville, Davidson County, Tennessee, were conveyed by Deed of September 9th, 1949, from Charles C. Pace and wife, Mildred E. Pace, to Henry F. Doody and wife, Rachel C. Doody, as tenants by the entireties; and

WHEREAS, Henry F. Doody and Rachel C. Doody were later divorced by Decree of the First Civil Judge of the City of Juarez, Chihuahua, Mexico, pursuant to a petition for divorce filed on June 20th, 1955, by the said Henry F. Doody, without any disposition being made of the said property in Nashville, Davidson County, Tennessee, by the decree of divorce; and

WHEREAS, Henry F. Doody has subsequently been remarried, and he and his present wife have executed a Quitclaim Deed of all of their right, title and interest in and to the said property to the said Rachel C. Doody in June, 1965; and

WHEREAS, Rachel C. Doody has subsequently sold a portion of the said property to John T. Baugh, Jr., and wife, retaining sixty-two feet of the frontage on Westwood Avenue; and

WHEREAS, it is the intention and desire of Rachel C. Doody to create a joint tenancy, with mutual rights of survivorship, as between herself and her daughter, Rachel C. Doody;

NOW, THEREFORE, for and in consideration of the love and affection which I hold for my said daughter, I, Rachel C. Doody, have bargained and sold, and by these presents do transfer and convey unto my said daughter, Rachel C. Doody, her heirs and assigns, an interest as a joint tenant with me, with mutual rights of survivorship, in a certain tract or

parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land near Nashville, in Davidson County, Tennessee, being the easterly sixty-two feet of the south half of Lot No. 30 on the Map of Belair, of record in Book 332, Page 6, Register's Office for said County.
>
> Said portion of Lot No. 30 fronts sixty-two feet on the North side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.
>
> Being the easterly sixty-two feet of the property conveyed to Henry F. Doody and wife, Rachel C. Doody, by deed from Charles C. Pace and wife, Mildred E. Pace, which deed is dated the 9th day of September, 1949, and which deed has been recorded in the Register's Office for Davidson County, Tennessee, and being the portion of said property retained by the said Rachel C. Doody after conveying the westerly one hundred thirty-eight feet to John T. Baugh, Jr., and wife, in June, 1965.

It is the intention of the grantor, Rachel C. Doody, as Mother of the grantee, also named Rachel C. Doody, to create in herself and her said daughter a joint tenancy, with mutual rights of survivorship.

This is improved property known as 2812 Westwood Avenue, Nashville, Tennessee. The new owners should be addressed in the following manner, and tax bills should be sent on the property in the following manner: Mrs. Rachel C. Doody and Miss Rachel C. Doody, 2812 Westwood Avenue, Nashville, 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 Rachel C. Doody, Mother, and Rachel C. Doody, Daughter, as joint tenants, with mutual rights of survivorship, their heirs and assigns forever.

And I do covenant with the said Rachel C. Doody, Daughter, that I am lawfully seized and possessed of said land in fee simple, that I have a good right to convey it, and that the same is unencumbered.

And I, Rachel C. Doody, Mother, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Rachel C. Doody, Daughter, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 1965.

Rachel C. Doody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Rachel C. Doody (mother) the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1965.

George H. Cate, Jr.
Notary Public

My Commission Expires: Jan. 26, 1969

GEORGE H. CATE, JR. NOTARY PUBLIC DAVIDSON CO. TENN. COM. EXPIRES JAN. 26, 1969

Rachel C. Dordy

To Deed 2.25

Rachel C. Dordy

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

JUN 15 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 15 1965
CT

BOOK 3902 PAGE 101

84918

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 15 4 03 PM '65

NOTE: BOOK 111 PAGE 74
RECORDING FEE $ 2.25
DEP. REG. _____