BOOK 5521 PAGE 398

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

One ($1.00) and no/100 - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

I, Alice McMahon, Trustee, pursuant to the power and authority vested in me by deed from W. W. Espey and wife, Mable Espey, bearing even date herewith,

have bargained and sold, and by these presents do transfer and convey unto the said W. W. Espey and wife, Mable Espey, their

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

FIRST TRACT: Being lot No. 100 on the Map of S. A. Champion's Subdivision of certain lots in the Harding Plan, as of record in book 161, page 132, Register's Office for said County.
Said lot No. 100 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

SECOND TRACT: Being the easterly one-half of lot No. 46 on the plan of Trimble's National Hill Addition, as of record in book 21, pages 103 and 121, Register's Office for said County.
Said part of lot No. 46 fronts 25 feet on the southerly side of Garden Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Alice McMahon, Trustee, by deed from W. W. Espey and wife, of record in book ____, page _____, said Register's Office.

03/23 12.00 CHECK

3098

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Recorded

BOOK S521 PAGE 399

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. W. Espey and wife, Mable Espey, their heirs and assigns, forever.

And I do covenant with the said W. W. Espey and wife, Mable Espey that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Alice McMahon, Trustee do further covenant and bind myself, my successors, heirs and representatives, to warrant and forever defend the title to the said land to the said W. W. Espey and wife, Mable Espey, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of February, 1946.

Alice McMahon
Trustee

BOOK 552 PAGE 400

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, E. J. Walton, a Notary Public in and for said County and State, the within named Alice McMahon, Trustee

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 21 day of Feb, 19 46

E. J. Walton, Notary Public

Commission Expires Apr 5-1949

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19_____

_____, Notary Public

Commission Expires _____

Return with check (2) 49631

WARRANTY DEED

FROM

Alice McMahon, Trustee

TO

W. W. Espey et ux.

1/2 I. in and to Lot No. [illegible]

STATE 75
PROBATE .....
TOTAL 90

FEB 21 1948

JNO. E. CUBB
County Court Clerk
DAVIDSON COUNTY, TENN.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Rec'd 21
at 2 53 FEB
Recorded in Book 60 Page 432
Recording Fee 1.50 Page 121
By J.W. Smith D.C. Reg.

FORM 103 FOSTER & PARKES CO., NASHVILLE

Re-Record

I 9 2 6 1 2

IDENTIF. REFERENCE

MAR 28 3 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Re-Recorded
BOOK 6221 PAGE 401