K 1454

WARRANTY DEED

FROM

N. B. Bruce and wife,

Ethel Mai Bruce

TO

W. H. Rowlett and wife,

Della Mae Rowlett

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 [illegible] Ave. North
NASHVILLE, TENN.
Received for
of
Fee
[illegible]

For and in Consideration of the sum of —Three Thousand Three Hundred Fifty & No/100—
—One Thousand Five Hundred & No/100— DOLLARS

of which has been paid in cash by W. H. Rowlett and wife, Della Mae Rowlett, the receipt of which is hereby acknowledged, and for the remaining unpaid balance of a $2,000.00 note dated August 31, 1946, made by N. Beaver Bruce and wife, Ethel Mai Bruce, and payable to J. F. Painter and wife, Bessie A. Painter. Said note payable $30.00 and interest monthly, note bearing 6% interest and recorded at Register's Office, Davidson County, in Book No. 1414, Page 233.

We have bargained and sold, and by these presents do transfer and convey unto the said W. H. Rowlett and wife, Della Mae Rowlett, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: A tract of land situated in the Second Civil District of Davidson County, Tennessee, described as follows:

Beginning at a rock in the Western boundary line of the tract of land of which Jas. A. Mitchell died seized and possessed, it being Lot No. 3 in the partition of said land by the Commissioners appointed by the County Court of said County and runs East 53½ poles to a stake; thence North 46½ poles to a stake; thence West 53½ poles to a stake; thence South 46½ poles to the beginning, containing by estimation 15½ acres, more or less.

Being the same property conveyed to J. F. Painter by deed from W. H. Painter, et ux, of record in Book 647, Page 586, Register's Office for Davidson County, Tennessee.

TRACT II: A tract of land in the Second Civil District of Davidson County, Tennessee, described as follows:

Beginning at a cedar tree in the East boundary line of the old Burnett tract in the margin of the Hamilton Road; thence Westwardly with the said Hamilton Road 210 feet to a stake; thence Northwardly parallel with the East line of the said Burnett tract 1260 feet to a stake; thence Eastwardly parallel with the said Hamilton Road 210 feet to a stake; thence Southwardly 1260 feet to the beginning, containing six acres, more or less.

Being the same property conveyed to J. F. Painter by deed from W. H. Painter, Sr., of record in Book 647, Page 487, 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 W. H. Rowlett and wife Della Mae Rowlett heirs and assigns, forever.

And we do covenant with the said W. H. Rowlett and wife Della Mae Rowlett that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

[signature] 6 month 1948 [signature]

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