1473

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Five and no/100 - (5.00) - - - - - - - - - - - - - - DOLLARS

and other good and valuable consideration, we Eugenia A. Keel and Andrew M. Adair, Sr., being the only heirs of T. R. Adair, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Andrew M. Adair, Sr. and Ritchie S. Adair, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 711 of Block 33, on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tenn. Said Lot No. 711 fronts 60 feet on the northerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines with the easterly margin of 49th Avenue, North, formerly 8th Street, 150 feet to an alley.
Being the same property conveyed by Charles Buchanan and wife, Emma Buchanan to T. R. Adair, a widower, as recorded in Book ______, page _______, Register's Office, 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 Andrew M. Adair, Sr. and wife, Ritchie S. Adair, their heirs and assigns, forever.

And we do covenant with the said Andrew M. Adair, Sr. and wife, Ritchie S. Adair 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.

And we, Eugenia A. Keel and Andrew M. Adair, Sr. do further covenant and bind ourselves & our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew M. Adair, Sr. and wife, Ritchie S. Adair heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 2nd day of April, 1947.

Eugenia A Keele

Andrew M. Adair Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. L. Reagan, a Notary Public in and for said County and State, the within named Eugenia A Keele and Andrew M Adair Sr.

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 2 day of April, 1947.

Commission expires 9/13/47

H. L. Reagan
Notary Public

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